






MALLINSON
& CO

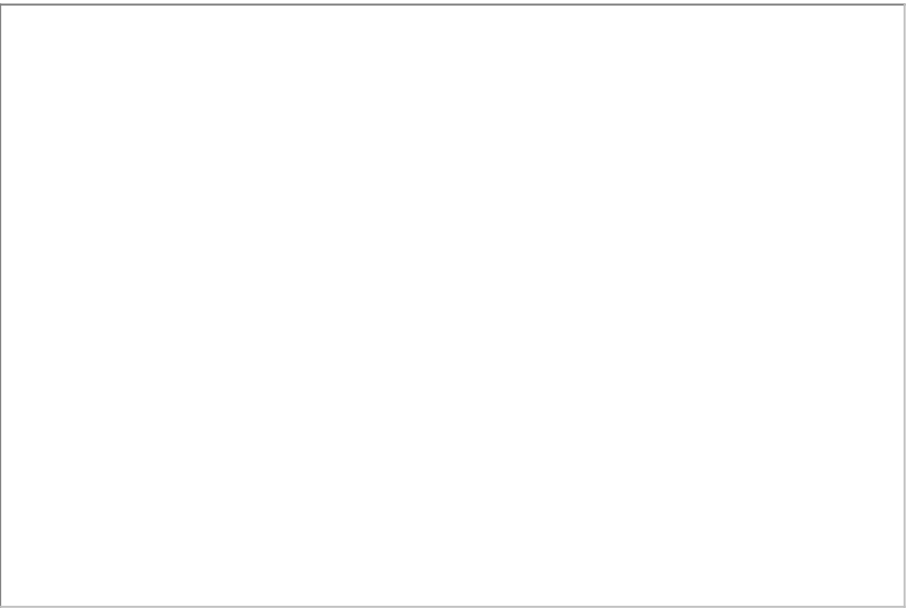
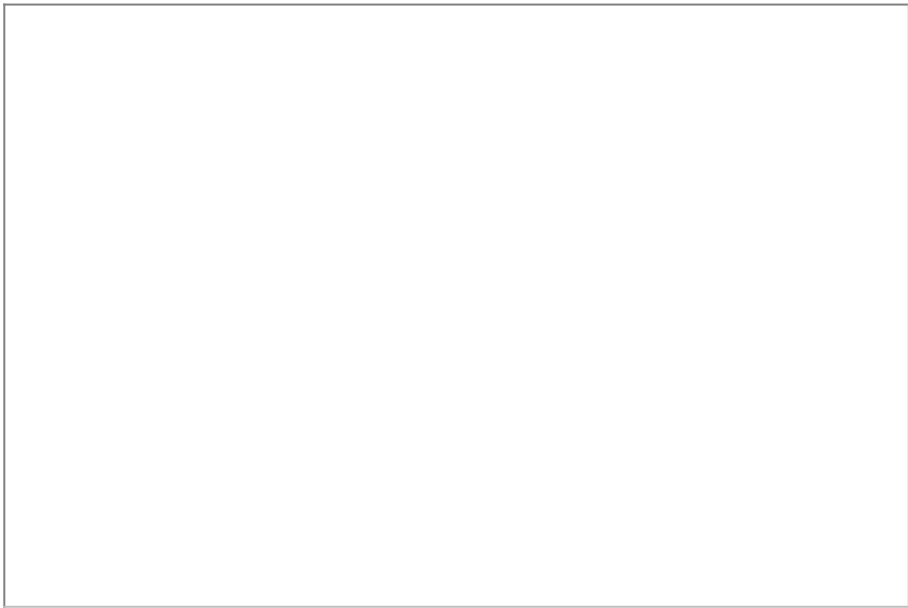
INNOVATIVE PROPERTY EXPERTS

Chapel Hill, Clayton West, Huddersfield, HD8 9NH
£495,000

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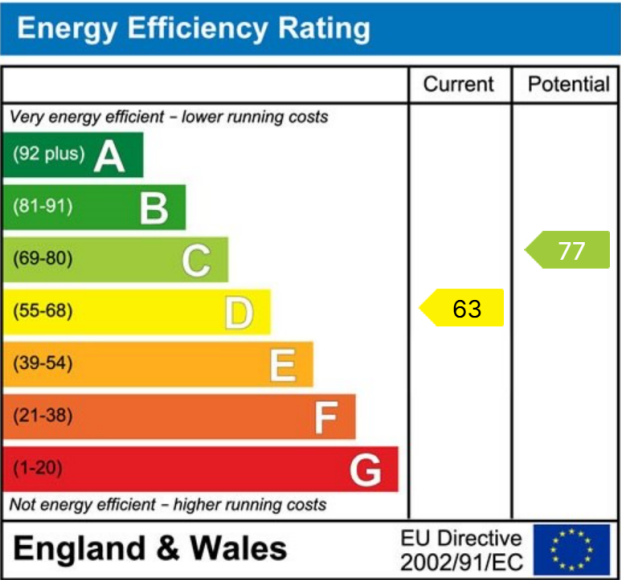
- BESPOKE DETACHED
- HOME OFFICE/BEDROOM 5
- FIRST FLOOR LIVING ACCOMMODATION WITH STUNNING VIEWS
- LARGE DOUBLE GARAGE & DRIVE
- EASY ACCESS TO LOCAL SERVICES, AMENITIES & TRANSPORT LINKS
- 4 DOUBLE BEDROOMS
- 2 BATHROOMS
- OPEN PLAN DINING KITCHEN
- ENCLOSED FRONT & REAR GARDENS
- PRIVATE CUL DE SAC SETTING



A RARE OPPORTUNITY! ... SET IN A PRIVATE LITTLE KNOWN CUL DE SAC, ONE OF ONLY FOUR INDIVIDUALLY DESIGNED PROPERTIES, IS THIS VERSATILE, FOUR DOUBLE BEDROOM DETACHED HOME. THE PROPERTY IS SET OVER TWO FLOORS, THE MAIN LIVING ACCOMMODATION BEING ON THE FIRST FLOOR TAKING ADVANTAGE OF THE IMPRESSIVE PANORAMIC VIEWS TOWARDS EMLEY MOOR. THE PROPERTY ALSO FEATURES AN OPEN PLAN DINING KITCHEN, TWO BATHROOMS, HOME OFFICE/BEDROOM FIVE, A DOUBLE INTEGRAL GARAGE AND GARDENS TO THE FRONT AND REAR. LOCATED WITHIN EASY REACH OF AMENITIES, SCHOOLING AND TRANSPORT LINKS. IDEALLY SUITED TO THE FAMILY PURCHASER.



TOTAL FLOOR AREA: 2136 sq ft (198.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metagix 12/2025



INNOVATIVE
PROPERTY
EXPERTS

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