



Victoria Street, Clayton West Huddersfield HD8 9NW

welcome to

Victoria Street, Clayton West Huddersfield

SET ON A GOOD SIZE PLOT DETACHED TRUE BUNGALOW WITH AMPLE SCOPE TO DEVELOP/EXTEND SUBJECT TO RELEVANT CONSENT. DOUBLE DRIVEWAY. THREE BEDROOMS.



The property is located in the village of Clayton West, West Yorkshire. It is 9 miles (14 km) southeast of Huddersfield and 7 miles (11 km) northwest of Barnsley.

Summary

Accommodation

Entrance Hallway

Lounge Diner

19' 11" max x 16' (6.07m max x 4.88m)

Kitchen

9' x 8' 2" (2.74m x 2.49m)

Bedroom One

12' 2" x 8' 11" (3.71m x 2.72m)

Bedroom Two

10' 10" x 12' 1" including door access (3.30m x 3.68m including door access)

Bedroom Three

7' 11" x 7' 10" (2.41m x 2.39m)

House Bathroom

8' 1" x 5' 10" (2.46m x 1.78m)

External



check out more properties at williamhbrown.co.uk



welcome to

Victoria Street, Clayton West Huddersfield

- Detached True Bungalow
- Three Bedrooms
- Double Driveway And Driveway
- Extensive Gardens
- Needs Modernisation

Tenure: Freehold EPC Rating: D

offers over

£350,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road which becomes Holmfirth road in to the village of New Mill. At the New Mill crossroads bear left on the A635 on the direction of Barnsley. Continue across the staggered junction on to the A635 and continue forward on the A636 in the direction of Wakefield and Denby Dale. Once in Clayton West turn right on to Victoria Street. Follow the road and the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HMF107473 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk