



**Chapel Hill, Clayton West Huddersfield HD8 9HA**

**welcome to**

## **Chapel Hill, Clayton West Huddersfield**

TRADITIONAL VICTORIAN SEMI DETACHED RESIDENCE EXTENDED TO OFFER FABULOUS THREE BEDROOM ACCOMMODATION SET IN EXTENSIVE GARDENS AND LOCATED IN THE VILLAGE OF CLAYTON WEST.

### **Summary**

This impressive Victorian semi detached residence; 'Ashlyne' with high ceilings that has been recently decorated throughout has been extended to afford generous three bedroom accommodation that is presented to the highest standards. Centrally located in the popular village of Clayton West the property briefly comprises: entrance hall, living room, dining kitchen opening into garden room, cellar, utility/w.c, aforementioned three bedrooms and house bathroom. The simply delightful gardens further enhance the property whilst there is also off street parking to the rear with garage. There is well regarded schooling nearby along with village amenities and the property has ease of access to major road networks for commuters.

### **Accommodation**

#### **Entrance Hall**

The impressive entrance has a new laminate floor covering, decorative dado rail, radiator and newly carpeted staircase with spindle balustrade ascending to the first floor.

#### **Living Room**

11' 9" x 11' 6" ( 3.58m x 3.51m )

Located at the front of the property this attractively presented room has as its focal point a solid fuel stove set to feature recess fireplace with timber mantel. The room has a new laminate floor coving, original cornicing and plate rail whilst there are two double glazed sash windows to front aspect with views across the valley in the winter months.

Bi Fold doors lead to:

#### **Dining Kitchen**

18' max x 12' 3" max ( 5.49m max x 3.73m max )

This splendid room is ideal for entertaining or

getting the family together. There is a range of wall and base units with butchers block effect worksurfaces incorporating a sink and drainer unit with tiled surrounds. Appliances include the stainless steel gas hob and electric oven whilst there is also plumbing for the dishwasher. There is a feature recess display cabinets and storage, a new laminate floor covering and inset ceiling lighting and the room opens into the garden room.

#### **Garden Room**

11' 3" x 8' 9" ( 3.43m x 2.67m )

The extended part of the property and opening beautifully onto the rear garden with the bi fold door making the garden inclusive where necessary. There is inset ceiling lighting, a continuation of the new floor covering and a velux roof window floods additional light into the room.

#### **Rear Lobby**

There is a new laminate floor covering and stable style door leading out into the garden.

#### **Utility/W.C**

The room has a neutral coloured low flush w/c and hand washbasin and there is plumbing for a washing machine. There is inset ceiling lighting and triple glazing to two aspects.

#### **Cellar**

Providing good additional storage and this is where the central heating boiler is located.

#### **First Floor Bedroom One**

11' 7" x 10' 8" max ( 3.53m x 3.25m max )

Boasting a wooded aspect via the double glazed sash window to front elevation with views across the valley year round, there is a central heating radiator



and decorative coving to ceiling.

### **Bedroom Two**

12' 3" x 9' 4" max ( 3.73m x 2.84m max )

A further double bedroom and having an ornamental fireplace, radiator and triple glazed window to rear aspect.

### **Bedroom Three**

9' x 8' 1" ( 2.74m x 2.46m )

Another bedroom that could accommodate a double bed and having a central heating radiator, coving to ceiling and triple glazed window to rear aspect.

### **House Bathroom**

8' x 7' ( 2.44m x 2.13m )

Luxuriously fitted with a white suite comprising of low flush/w.c, pedestal hand washbasin and roll top bath with overhead rainfall shower. There is a bulkhead storage cupboard, period style heated rail, a laminate floor covering and double glazed obscure window to front aspect.

### **External**

To the front of the property is an elevated garden area, it has views across the valley and an array of plants and shrubs leading round to the side garden which is predominantly lawned. The delightful rear gardens have a patio area plus additional seating areas. There are various power points, a water supply and greenhouse and the sun basically moves round the garden area throughout the day. There is access to parking to the rear and garage that has further potential along with another garden area.



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## Chapel Hill, Clayton West Huddersfield

- Extended Semi Detached House
- Three Bedroom Accommodation
- Off Street Parking/Garage
- Delightful Gardens
- Utility/W.C

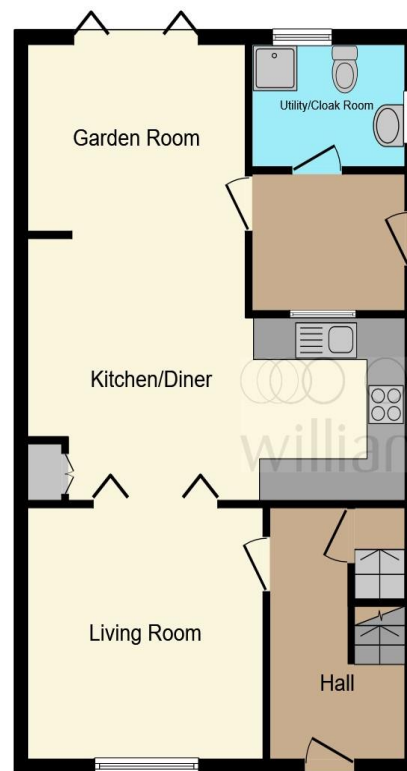
Tenure: Freehold EPC Rating: C

offers over

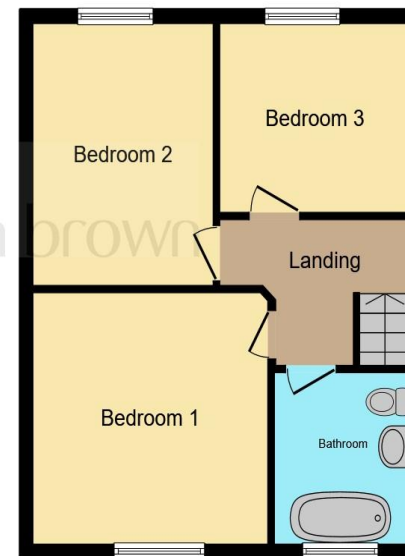
**£325,000**

### directions to this property:

Leave Holmfirth via Station Road and continue to the crossroads at New Mill. Here veer left towards Barnsley and continue to the staggered junction by the Sovereign public house. Cross the junction in the direction of Barnsley. Continue forward in the direction of Denby Dale and continue forward in to Scissett. Turn right on to Barnsley Road and then on to Spring Grove and on to Chapel Hill where the property can be found on the right hand side.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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