



Manor Road, Clayton West Huddersfield HD8 9QD

welcome to

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STUNNING GRADE 2 LISTED CHARACTER RESIDENCE AFFORDING DECEPTIVELY SPACIOUS AND VERSATILE 4 BEDROOM ACCOMMODATION ON THREE FLOORS, LOCATED IN THE EVER POPULAR VILLAGE OF CLAYTON WEST HAVING FAMILY SIZED GARDENS TO REAR AND OFF STREET PARKING

Summary

This beautifully presented grade two listed property warrants an internal inspection to fully appreciate both the spacious and characterful accommodation on offer. Located on the fringes of the popular village of Clayton West the property has been significantly updated and reconfigured by the current vendors with the accommodation located on three floors and briefly comprising: living room, stylish dining kitchen, w/c, utility/boot room, three first floor double bedrooms, house bathroom and attic bedroom. Externally the property is enhanced by the low maintenance family sized gardens to the rear along with allocated off street parking and the property is perfectly located for access to both local amenities and highly regarded schooling along with ease of access to major routes for surrounding commercial centres.

Accommodation

Living Room

18' 7" x 17' (5.66m x 5.18m)

A fabulous reception room presented to a high standard and boasting a wood burner set to recess fireplace. Character is provided by the dado rail, moulded panelling and cornice to ceiling whilst there is a continuation of the parquet floor covering and a double glazed sash window to front aspect.

Dining Kitchen

18' 7" x 17' 8" (5.66m x 5.38m)

A splendid family room that should prove to be the real hub of the home. Fitted with a stylish range of wall and base units wit quartz worksurfaces incorporating a twin Belfast style sink unit and mixer tap. High quality appliances include the induction hob, twin electric ovens and integral dishwasher whilst there is also plumbing for the washing machine. Again there is a parquet floor covering and

a sizeable centre island houses a wine cooler. There is an original fitted corner storage unit, central heating radiator and a staircase ascends to the first floor.

Entrance /Reception/ Boot Room

12' x 10' 6" (3.66m x 3.20m)

A delightful room that could have numerous uses having a living flame gas fire set to feature surround. The room has a parquet style flooring, beam to ceiling, decorative dado rail and a rustic storage unit incorporating a Belfast style sink unit and mixer tap.

W/C

White low level w/c and wall hung hand washbasin with panelled surrounds and chrome effect heated rail ladder.

Utility

12' 10" x 6' 3" (3.91m x 1.91m)

This room also boasts the parquet floor covering and has attractive worksurfaces along with plumbing for the washing machine and complementary tiled surrounds.

First Floor Bedroom Two

15' 2" x 14' 6" (4.62m x 4.42m)

A perfect guest room this generous double room has a bank of fitted wardrobes with timber doors, there is decorative cornice to ceiling, a central heating radiator and mullion windows to rear aspect.

Bedroom Three

17' 2" x 12' 1" (5.23m x 3.68m)

Again another spacious double room presented to a high standard and having a central heating radiator





and double glazed sash window to front elevation overlooking the nearby stream

Bedroom Four

16' x 7' 1" (4.88m x 2.16m)

This bedroom would also comfortably accommodate a double bed and has coving to ceiling, a central heating radiator and mullion windows to rear aspect.

House Bathroom

10' 6" x 5' 10" (3.20m x 1.78m)

A contemporary style white suite comprising of low level w/c, wall mounted hand washbasin and substantial corner bath with mixer attachment. There is a step in double shower with rainfall unit and attachment and there are tiled surrounds and floor covering. The room has a chrome effect heated rail ladder and double glazed obscure window.

Upper Floor Master Suite

25' 6" x 21' 4" max (7.77m x 6.50m max)

A simply breathtaking room updated by the current vendors in a striking, luxurious style. The room affords a wealth of character features such as the vaulted ceiling with exposed timbers and a good deal of natural light floods into the room via the mullion windows. The central column boasts both a contemporary living flame fire and wiring for flat screen TV. The en suite area is set upon a tiled floor covering again lavishly presented with freestanding bath having gold effect mixer. There are twin vanity style hand washbasins, a high flush w/c, chrome effect heated rail ladder and two wall heaters. The sizeable dressing room and ample shelving and hanging space.

External

To the front of the property is a paved area ideal for pots and planters, there is also a log store. The enclosed timber fenced rear gardens are a particular sun trap and are low maintenance with artificial turf and patio. An addition to the rear and ideal when

entertaining is the timber outbuilding, also perfect for use as a home office or gym and currently having stone flooring, a wood burning stove on raised hearth plus a fitted bar area. Accessible through a gate from the garden is the allocated parking.



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welcome to

Manor Road, Clayton West Huddersfield

- Fabulous Character Residence
- Spacious Four Bedroom Accommodation
- Generous Enclosed South Facing Garden
- Village Location
- High Spec Update By Current Vendors

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

£450,000

directions to this property:

Leave Holmfirth via Station Road proceed into New Mill, turn left on Penistone Road and then proceed toward the Sovereign garage, go straight across at the crossroads, going through the villages of Cumberworth, Denby Dale and Scissett. Continue along Wakefield Road, upon leaving the village of Clayton West turn right by the Woodman Inn and the property can be found on the right hand side.



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

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Property Ref:
HMF108307 - 0006

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