



**High Street, Clayton West Huddersfield HD8 9NS**



**welcome to**

## **High Street, Clayton West Huddersfield**

AVAILABLE WITH NO VENDOR CHAIN IS THIS FABULOUS DETACHED BUNGALOW AFFORDING VERSATILE AND SPACIOUS THREE BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND GARAGE, LOCATED IN THE SOUGHT AFTER VILLAGE OF CLAYTON WEST.

### **Summary**

Located in the popular village of Clayton West with rolling countryside walks on its doorstep this detached bungalow warrants an internal inspection for the spacious accommodation to be fully appreciated. Boasting three double bedrooms and two sizeable reception rooms the property is available with no vendor chain. Enhanced externally by the attractive gardens there is access to a workshop that could be converted into a home office for the home worker and there is a one and a half garage. With local amenities close at hand the property also gives ease of access to major routes including the M1.

### **Accommodation**

#### **Entrance Hall**

There is a central heating radiator and door leading to:

#### **Living Room**

20' 9" x 14' 9" ( 6.32m x 4.50m )

A sizeable reception room with ample space for freestanding furniture the focal point being the living flame electric stove set to raised tiled hearth and surround. There is a central heating radiator and natural light floods through the room via the double glazed bay window to front aspect.

#### **Dining Room**

12' 3" x 9' 8" ( 3.73m x 2.95m )

Perfect for the more formal occasions and having a delft rack, central heating radiator and being double glazed to side aspect.

#### **Breakfast Kitchen**

12' 3" x 9' 8" ( 3.73m x 2.95m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a one and a half

bowl sink and drainer unit with mixer tap. There is a cooker point, and integrated appliances include the dishwasher, fridge and freezer whilst the room has a breakfast bar, a vinyl floor covering, central heating radiator and is double glazed to side aspect.

### **Utility**

9' 2" x 5' 1" ( 2.79m x 1.55m )

Here there is plumbing for a washing machine, a radiator, double glazed window and the room houses the central heating boiler.

### **Bedroom One**

12' 10" into robe x 12' 1" ( 3.91m into robe x 3.68m )

This double room has fitted wardrobes, a central heating radiator and is double glazed to rear aspect.

### **Bedroom Two**

12' 5" to robe x 11' 4" ( 3.78m to robe x 3.45m )

A second double room with fitted wardrobes, radiator and double glazed to front aspect.

### **Bedroom Three**

11' 1" x 8' 1" ( 3.38m x 2.46m )

Another room that could accommodate a double bed and having fitted wardrobes, central heating radiator and double glazed window to rear aspect.

### **Bathroom**

12' 1" x 7' 8" ( 3.68m x 2.34m )

A luxurious, recently refurbished modern bathroom comprising of white wall hung low level w/c, vanity style hand washbasin and bath along with step in double shower with rainfall unit and separate attachment. There are complementary tiled walls, inset ceiling lighting, a vinyl floor covering, heated rail and a double glazed obscure window.

### **External**





To the side of the property is a driveway leading to a 14' garage with power and lighting and remote up and over door. A real bonus is the separate workshop with power and lighting that could easily be converted into a home office. The front gardens offer a degree of privacy with a patio, lawned areas and a vast array of plants and shrubs. The area to the rear of the property is ideal for additional storage.

**Agent's Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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**welcome to**

## High Street, Clayton West Huddersfield

- \*\* Open House Event 10 May. 1pm - 2pm.\*\*
- \*\*Call NOW! To Book Your Open House Appointment\*\*
- Attractive Gardens
- Garage & Workshop
- No Vendor Chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

**£375,000**

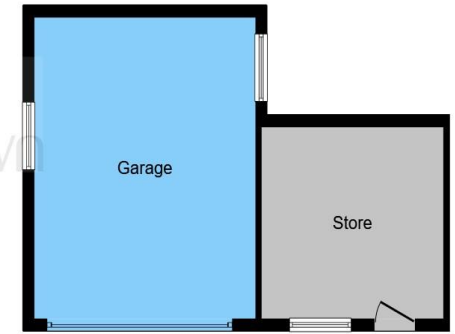
### directions to this property:

Leave Holmfirth via Station Road, follow this road into new Mill, and take the left turn into Penistone Road, (signposted Barnsley), follow this road for about two miles to the junction with the Sovereign Inn.

Go straight across into Barnsley Road, follow the road into Denby Dale village and proceed through both Denby Dale and Scissett.



**Floor Plan**



**Garage**

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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Property Ref:  
HMF108441 - 0003

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**william h brown**



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**