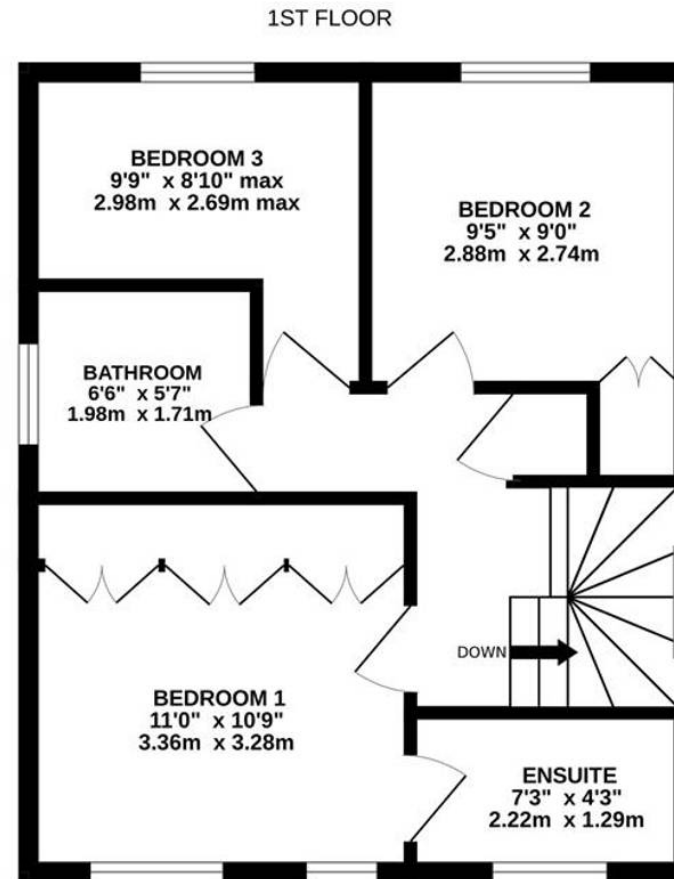
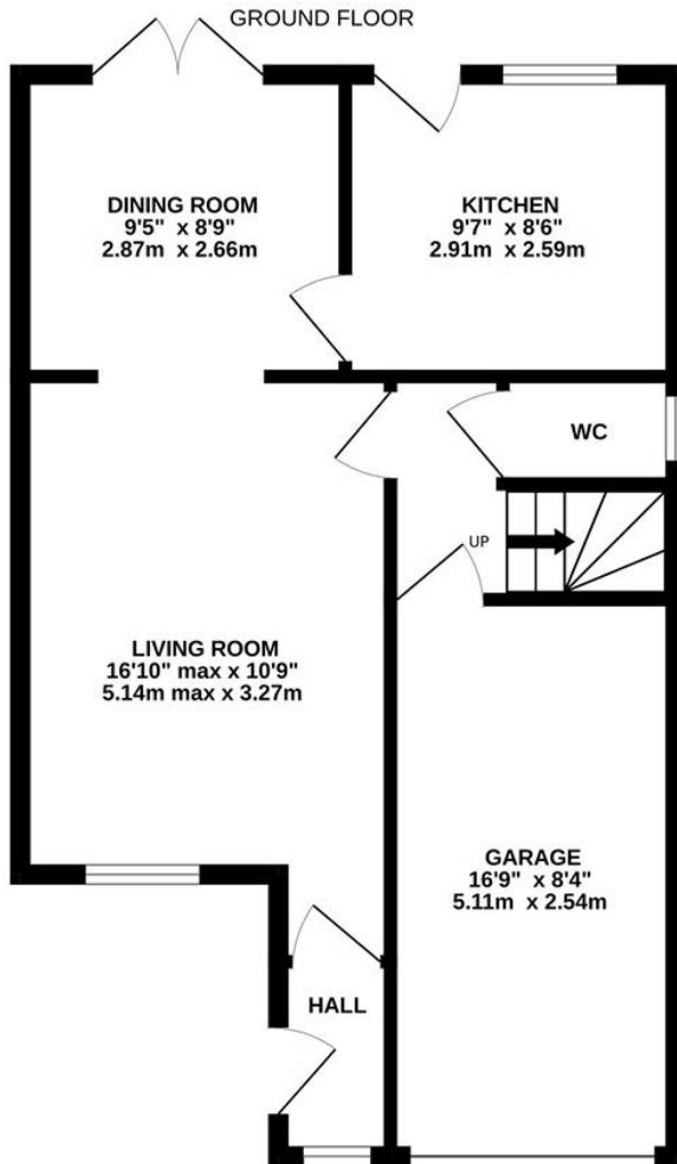




14 All Saints Close, Clayton West
Huddersfield

Offers Over **£290,000**



ALL SAINTS CLOSE

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14 All Saints Close

Clayton West, Huddersfield

A SUPERBLY PRESENTED, DETACHED, THREE BEDROOM, FAMILY HOME SITUATED IN THE POPULAR CUL-DE-SAC DEVELOPMENT OF ALL SAINTS CLOSE, CLAYTON WEST. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS FANTASTIC FAMILY HOME.

The property briefly comprises of entrance, lounge, dining room, kitchen, inner vestibule, downstairs WC and integral garage to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is driveway to the front with lawn area to either side. To the rear of the property is a decked area, lawn garden with well stocked raised beds which is enclosed by part-walled/part-fenced boundaries.

EPC Rating C.

Council Tax Code D.

Tenure Freehold.





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite door with obscure glazed insert from the side elevation. The entrance benefits from a double-glazed window to the front elevation, a radiator, decorative coving to the ceilings, and a multi-panel door providing access to the lounge.

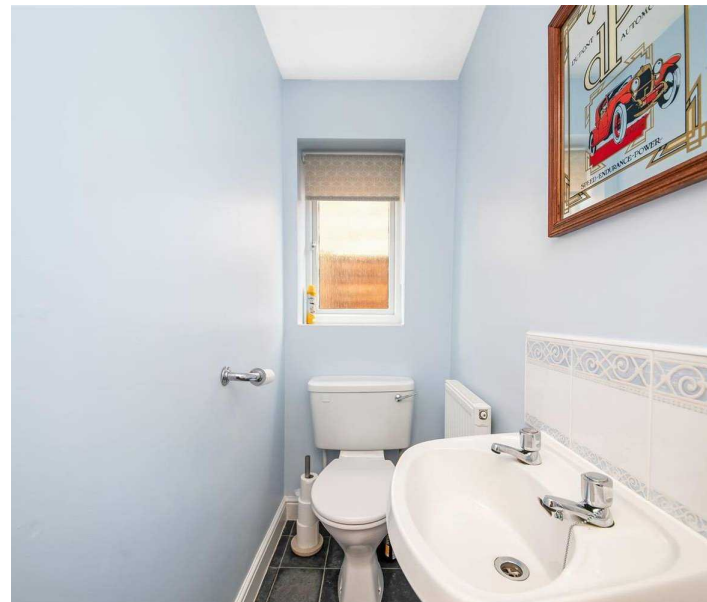
LOUNGE

16' 9" x 10' 7" (5.11m x 3.23m)

The lounge is a generously proportioned reception room which features a bank of double-glazed windows to the front elevation. The room is decorated to a high standard and features decorative coving to the ceilings, a ceiling light point, two wall light points, a radiator, and the focal point of the room is the living flame effect gas fireplace with marble inset hearth and decorative mantle surround. There is a door providing access to an inner vestibule and a double doorway which proceeds into the formal dining room.

DOWNSTAIRS W.C.

Dimensions: 1.63m x 0.91m (5'4" x 3'0"). The downstairs w.c. features a white two-piece suite which comprises of a low-level w.c. and a pedestal wash hand basin. There is a tiled splashback, a radiator, a ceiling light point, and a double-glazed window with obscure glass and tiled window sill to the side elevation.



DINING ROOM

The dining room is a light and airy reception room which features double-glazed French doors to the rear elevation, which provide direct access to the property's rear gardens and raised decked area. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a multi-panel door providing access to the kitchen.

KITCHEN

The kitchen features a range of fitted wall and base units with handleless, high-gloss cupboard fronts and complementary oak work surfaces over. The work surfaces incorporate a one-and-a-half bowl composite sink and drainer unit with chrome mixer tap, and there is a cherry red ceramic splashback. The kitchen is well-equipped with high-quality appliances including a Bosch four-ring gas hob with canopy-style cooker hood over, and a built-in Bosch shoulder-level double oven. The kitchen features soft-closing doors and drawers, corner carousel units, plumbing for a washing machine, and space for an undercounter fridge and freezer unit. There is a ceiling light point, a bank of double-glazed windows to the rear elevation, a radiator, and a double-glazed external door with obscure glazed inserts to the rear elevation.



INNER VESTIBULE

The inner vestibule contains a kite winding staircase rising to the first floor with fabulous double-glazed arch window to the side elevation, providing the vestibule and the first floor landing with a great deal of natural light. There is a ceiling light point, a radiator, and doors providing access to the integral garage and the downstairs w.c.





FIRST FLOOR

FIRST FLOOR LANDING

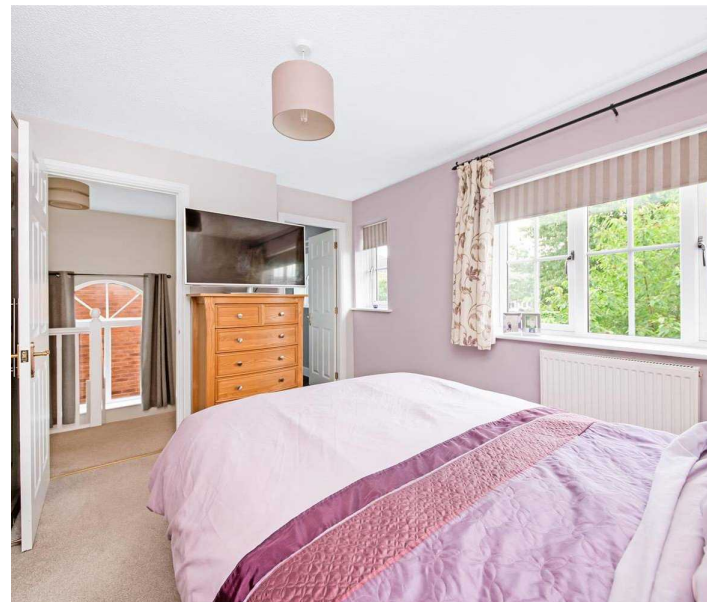
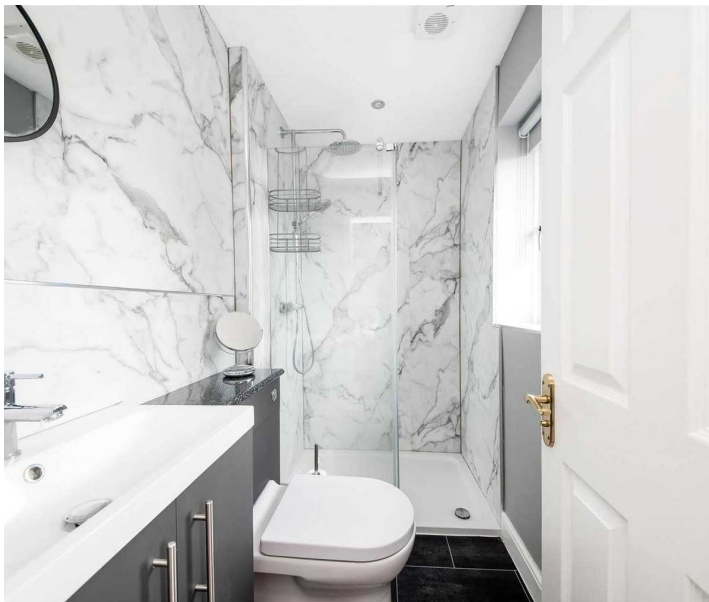
Taking the staircase to the first floor, you reach the landing. There are multi-panel doors providing access to three bedrooms, the house bathroom, and enclosing a useful airing cupboard. There is a ceiling light point, a radiator, a loft hatch providing access to a useful attic space, and there is a wooden banister with spindles over the stairwell head.

BEDROOM ONE

Bedroom one is a light and airy double bedroom which benefits from wall-to-wall fitted wardrobes with hanging rails and shelving in situ. There are two double-glazed windows to the front elevation, providing a great deal of natural light and pleasant views over rooftops and towards Emley Moor. There is a ceiling light point, a radiator, and a door leading into the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room features a modern three-piece suite comprising of a fixed frame walk-in shower cubicle with thermostatic rainfall shower and separate handheld attachment, a broad wash hand basin with chrome Monobloc mixer tap and vanity unit under, and a low-level w.c. with concealed cistern and push-button flush which is incorporated into the vanity unit. There is vinyl tile-effect flooring, marble-effect paneling to the walls, inset spotlighting to the ceiling, an extractor fan, a double-glazed window with obscure glass to the front elevation, and a radiator.



BEDROOM TWO

9' 5" x 8' 10" (2.87m x 2.69m)

Bedroom two is another double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a bank of double-glazed windows to the rear elevation, and the room benefits from fitted wardrobes with hanging rails and shelving in situ.

BEDROOM THREE

9' 9" x 8' 10" (2.97m x 2.69m)

Bedroom three is a single bedroom which could be utilised as a home office or nursery. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation which provide a pleasant view across the property's gardens.

HOUSE BATHROOM

6' 5" x 5' 7" (1.96m x 1.70m)

The house bathroom features a white three-piece suite which comprises of a panel bath with showerhead mixer tap, a low-level w.c. with push-button flush, and a pedestal wash hand basin with chrome taps. There is tiling to the splash areas, a radiator, and a shaver point. The house bathroom also features a double-glazed window with obscure glass to the side elevation, a ceiling light point, and an extractor fan.





EXTERNAL

Front Garden

Externally to the front, the property features a tarmacadam driveway which leads to the integral garage. There is a flagged pathway which leads to the door to the side elevation, an external light, and lawns to either side of the driveway. There is also a gate to the side of the property which encloses the rear garden. Dimensions: 5.11m x 2.54m (16'9" x 8'4"). The garage features an up-and-over door, as well as power and lighting in situ. The garage houses the property's combination boiler.

Rear Garden

Externally to the rear, the property features a decked area which provides an ideal space for al fresco dining and barbecuing. The rear garden is laid predominantly to lawn and features part-fenced and part-walled boundaries. There is a well-stocked raised bed with flowers, trees and shrubs, and there is a paved area and external tap.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendor

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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