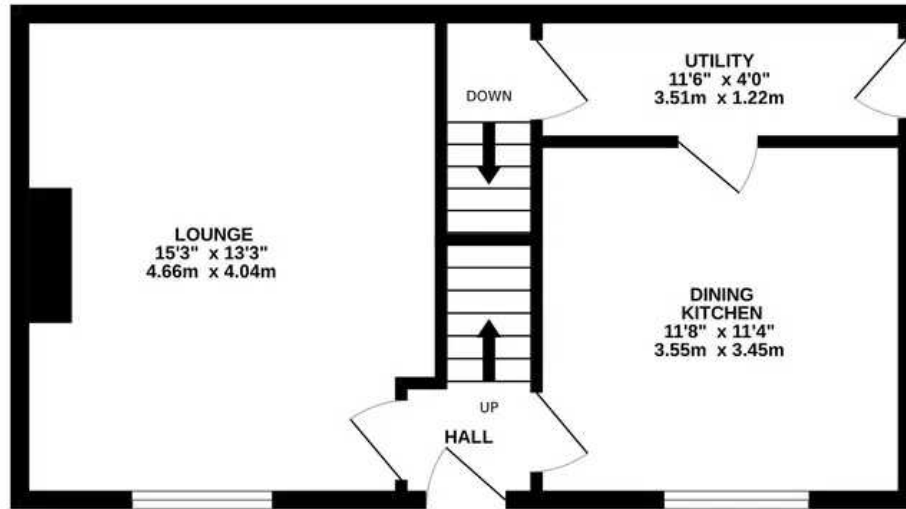




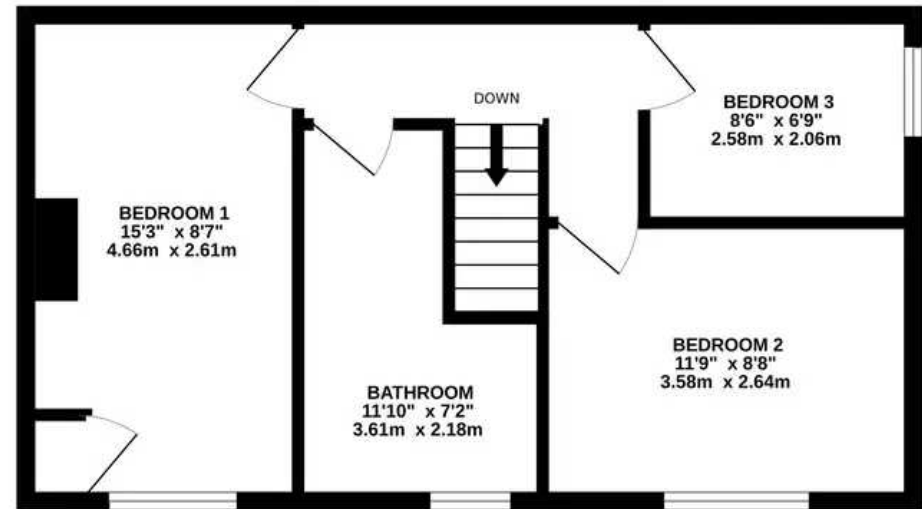
**1 Higson Row, Clayton West**  
Huddersfield, HD8 9PG

Offers in Region of **£220,000**

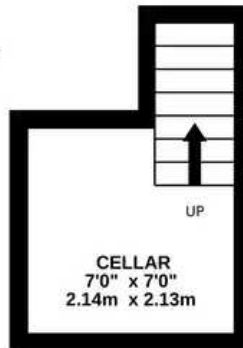
GROUND FLOOR



1ST FLOOR



BASEMENT



### HIGSON ROW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 1 Higson Row

Clayton West, Huddersfield, HD8 9PG

A GENEROUSLY PROPORTIONED, STONE-BUILT, END-TERRACE FAMILY HOME SITUATED IN THE POPULAR VILLAGE OF CLAYTON WEST. THE PROPERTY OCCUPIES A FABULOUS CORNER PLOT AND ENJOYS A PLEASANT TREE-LINED BACKDROP WITH FAR-REACHING VIEWS FROM THE PATIO. THE PROPERTY IS IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CLOSE TO VILLAGE COMMUNITIES AND IS IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. OFFERED WITH NO ONWARD CHAIN, EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS FANTASTIC FAMILY HOME.

The property accommodation briefly comprises of entrance, lounge, dual-aspect dining kitchen, and utility room to the ground floor. There is a useful vaulted ceiling cellar to the lower ground floor. To the first floor, there are three well proportioned bedrooms and the house bathroom.

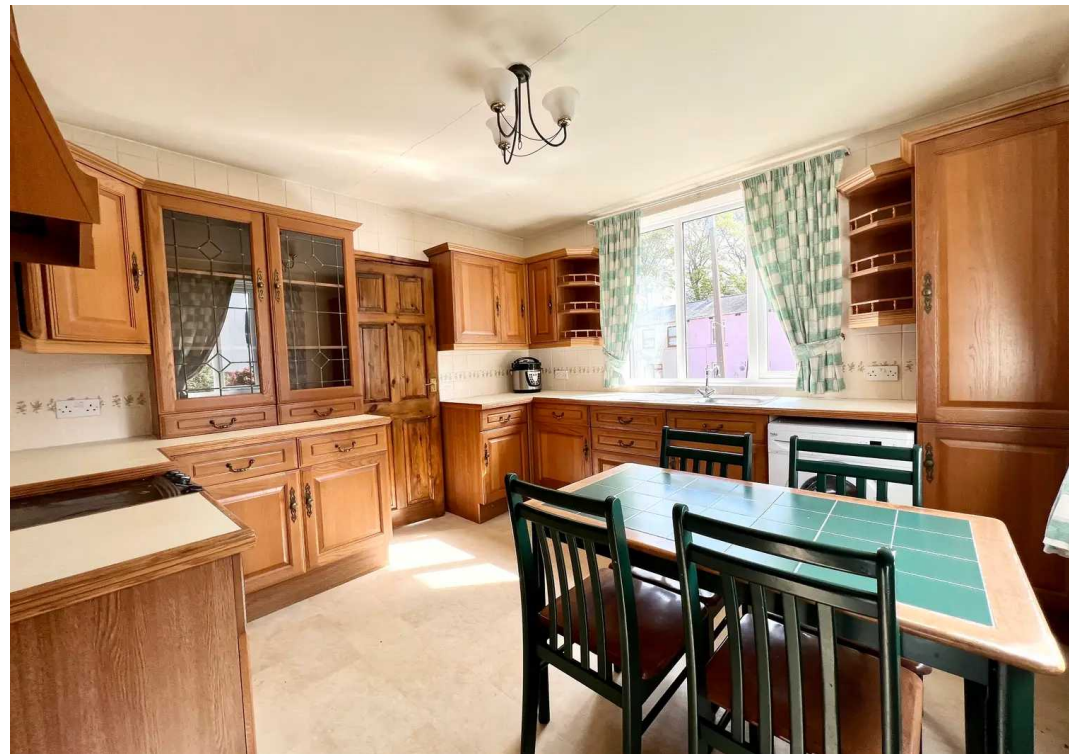
Externally, there are two lawn areas to the front with a flat patio area to the side.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE

5' 6" x 3' 6" (1.68m x 1.07m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance hall features multi-panel timber doors providing access to the lounge and open-plan dining kitchen, and a central stone carpeted staircase with wooden banister proceeding to the first floor. There is a ceiling light point and a radiator.

### LOUNGE

15' 3" x 13' 3" (4.65m x 4.04m)

The lounge is a generously proportioned, light and airy reception room, which features a bank of double-glazed windows to the front elevation offering a pleasant view across the property's well-proportioned gardens. The room features decorative coving to the ceiling, a central ceiling light point, a radiator, and the focal point of the room is the living flame effect gas fireplace with inset granite hearth and ornate mantel surround.

### UTILITY ROOM

11' 6" x 4' 0" (3.51m x 1.22m)

The utility room features a double-glazed, stable-style, external door with obscure glazed inserts to the side elevation. There is space for a tall standing fridge freezer unit and further appliance, such as a tumble dryer. A multi-panel timber door provides access to the cellar head which then proceeds to a stone stairwell descending to the lower ground floor.





### **OPEN-PLAN DINING KITCHEN**

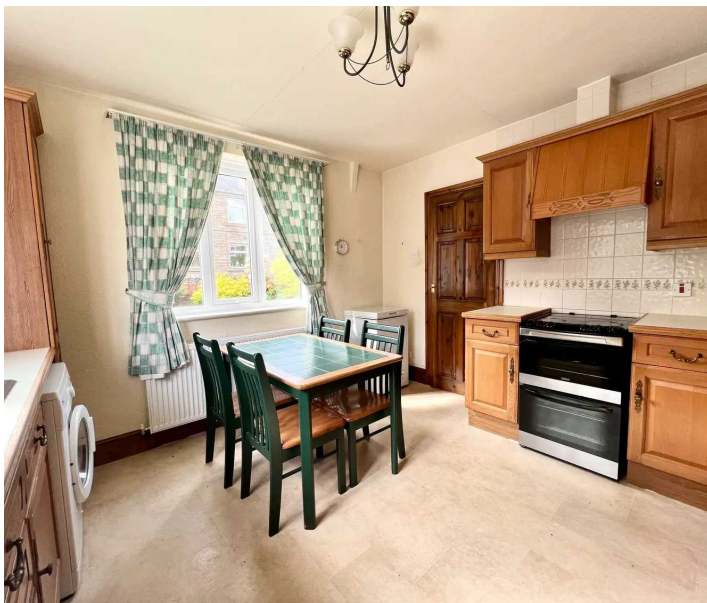
11' 8" x 11' 4" (3.56m x 3.45m)

The open-plan dining kitchen enjoys a great deal of natural light which cascades through the dual-aspect, double-glazed bank of windows to the front and side elevations. The kitchen features a central ceiling light point, a radiator, and tile-effect vinyl flooring. There are a range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap. There is space for an electric cooker with integrated hood over, a built-in undercounter fridge unit, and plumbing and provisions for an automatic washing machine. There are glazed display cabinets, tiling to the splash areas, and a multi-panel timber door provides access to the utility.

### **CELLAR HEAD**

2' 6" x 3' 9" (0.76m x 1.14m)

The cellar head houses the property's combination wall-mounted boiler. There is a ceiling light point and a stone stairwell with wooden banister proceeding to the lower ground floor.



### **CELLAR**

7' 0" x 7' 0" (2.13m x 2.13m)

Taking the stone staircase from the open-plan dining kitchen, you reach a vaulted ceiling cellar, which features fabulous Yorkshire stone flagged flooring, lighting and power in situ, stone keeping tables, stone niches, and a lightwell to the side elevation.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is a ceiling light point and doors providing access to three well-proportioned bedrooms and the house bathroom.

### BEDROOM ONE

15' 3" x 8' 7" (4.65m x 2.62m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation, which offer pleasant views across the property's gardens.

### BEDROOM TWO

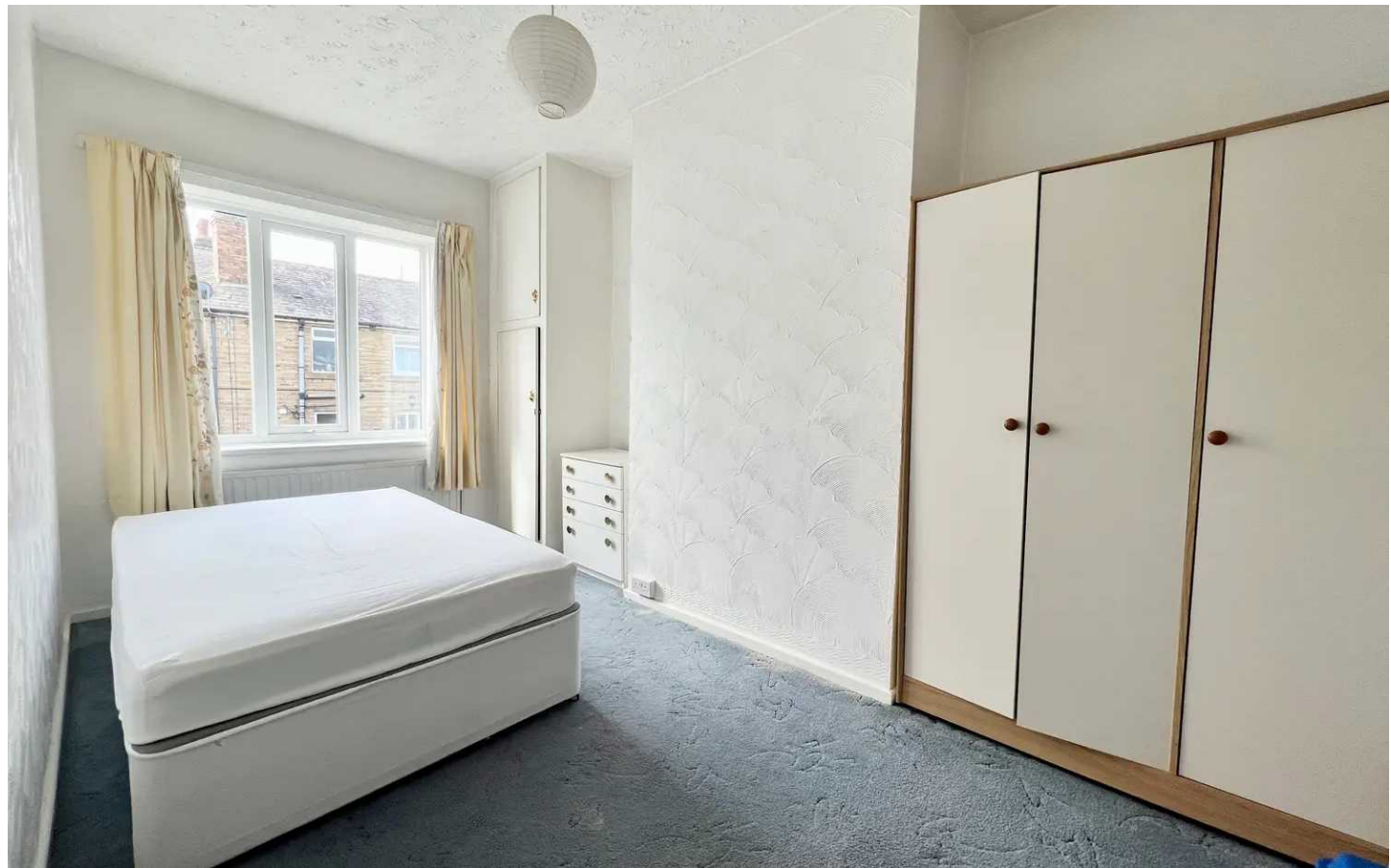
11' 9" x 8' 8" (3.58m x 2.64m)

Bedroom two is a generously proportioned, light and airy double bedroom which features dual-aspect, double-glazed windows to the front and side elevations. The window to the front provides a lovely view up the high street, while the window to the side offers a view neighbouring properties with a tree-lined backdrop. There is a ceiling light point and a radiator.

### BEDROOM THREE

8' 6" x 6' 9" (2.59m x 2.06m)

Bedroom three is currently utilised as a dressing room but can accommodate a single bed or three-quarter bed with space for freestanding furniture. There is a bank of double-glazed windows to the side elevation, a ceiling light point, and a radiator.



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#### **HOUSE BATHROOM**

11' 10" x 7' 2" (3.61m x 2.18m)

The house bathroom is a fabulously proportioned space which currently features a white three-piece suite but does have space and capacity for a four-piece bathroom suite if desired. The bathroom currently comprises of a panel bath with electric Mira shower over and glazed shower guard, a low-level w.c. with push-button flush, and a pedestal wash hand basin with chrome taps. There is floor-to-ceiling tiling, a double-glazed window with obscure glass and tiled surround to the front elevation, a ceiling light point, a radiator, and a loft hatch which provides access to a useful attic space.



## EXTERNAL

### GARDENS

The property occupies a generous corner plot, featuring two fabulous lawn areas with a flagged pathway that leads from Higson Row to the property's front door and to the a lovely flagged patio to the side. The patio is an ideal space for al fresco dining and barbecuing, and is raised from the roadside to provide pleasant open-aspect views of the tree-lined backdrop and down the high street. There is also an 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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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 vendors.

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

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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