



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

Best & Final Offers Over **£325,000**



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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Silcroft, High Street

Clayton West, Huddersfield, HD8 9NS

A RARE OPPORTUNITY TO ACQUIRE A MOST STUNNING, THREE/FOUR BEDROOM, SEMI-DETACHED HOME. SILCROFT IS BRIMMING WITH CHARM AND CHARACTER FEATURES, AND OCCUPIES A MOST STUNNING PLOT WHICH HAS MASSES OF OPPORTUNITIES. BOASTING A DETACHED BRICK BUILT GARAGE, AND ADDITIONAL WORKSHOP/OUTBUILDING. SITUATED IN THE POPULAR VILLAGE OF CLAYTON WEST, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE FABULOUS ACCOMMODATION.

The property briefly comprises entrance hall, lounge, open-plan dining kitchen, rear entrance and utility to the ground floor. There is a useful lower ground floor for storage. To the first floor are three bedrooms and house shower room. To the second floor is a spacious attic room with lighting, power, skylight window and under eaves cupboards for additional storage. Externally there is a low maintenance garden to the front, with a superb, enclosed garden to the rear, with courtyard for off street parking, detached garage, workshop and various lawns and patios.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.



GROUND FLOOR

ENTRANCE PORCH

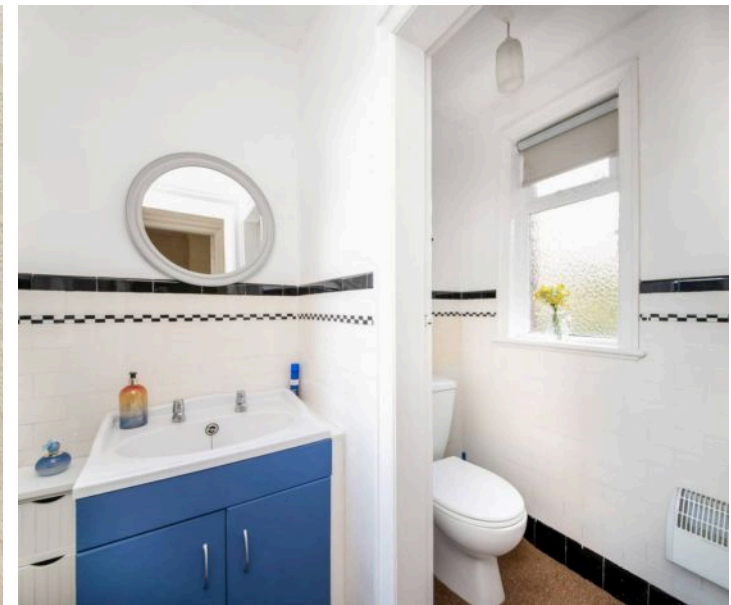
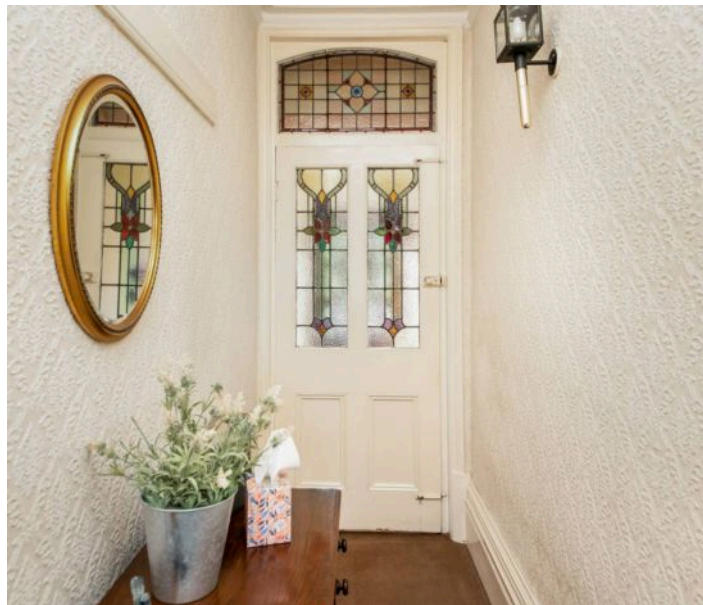
Enter into the property's entrance porch through a multi-panel timber and glazed front door. There are dual-aspect windows with tiled sills to either side elevation, a beautiful multi-panelled timber and stained glass door with leaded detailing proceeds into the inner hallway, a ceiling light point, and tiled flooring.

INNER HALLWAY

The inner hallway is brimming with charm and character, courtesy of fabulous cornicing to the ceiling, deep skirting boards, an arched doorway with corbels, and a sash style window with part-obscure glazed inserts. Multi-panel timber doors provide access to the lounge, downstairs w.c., and open-plan dining kitchen, and there is a wall light point, a ceiling light point, a radiator, and a staircase with wooden handrail rises to the first floor.

DOWNSTAIRS W.C.

The downstairs w.c. is separated into two areas; the first of which features a wash hand basin with vanity cupboard beneath, brick-effect tiled walls to dado height, a radiator, a ceiling light point, and a window to the rear elevation. A multi-panel door then proceeds to the second area, which features a low-level w.c. with push-button flush, brick-effect tiling to dado height, a ceiling light point, and a window with obscure glass to the front elevation.





LOUNGE

12' 9" x 12' 0" (3.89m x 3.66m)

The lounge is a fabulous reception room, boasting tall ceilings with decorative cornicing, a decorative picture rail, ornate ceiling decorations, a central ceiling light point, three wall light points, deep skirting boards, a radiator, and a bank of mullioned sash-style windows to the front elevation with stained glass and leaded detailing window heads. The focal point of the room is the gas fireplace with tiled inset and decorative marble tiled surround.

OPEN-PLAN DINING KITCHEN

17' 0" x 14' 0" (5.18m x 4.27m)

The dining kitchen enjoys a wealth of natural light cascading through a double-glazed window to the rear elevation. There is decorative cornicing to the ceiling, a decorative picture rail, a central ceiling light point, and a radiator. The kitchen area features fitted wall and base units with shaker-style cupboards fronts and rolled edge work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are glazed display cabinets, space and provisions for a gas cooker with cooker hood over, and multi-panel timber doors providing access to the rear entrance and enclosing the staircase descending to the lower ground floor. The focal point of the room is the living flame effect gas fireplace which is set upon a raised hearth with decorative stone surround and display shelving to either side.



REAR ENTRANCE

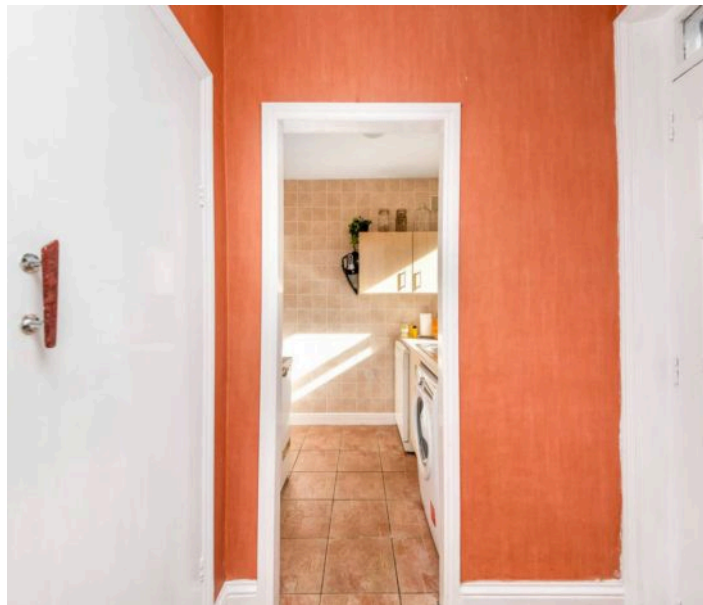
The rear entrance features a multi-panel timber and glazed external door to the side elevation, a wall light point, tiled flooring, a door enclosing a useful cloaks cupboard, and a doorway proceeding into the utility.

UTILITY ROOM

The utility room features fitted wall and base units with a complementary rolled edge work surface over, which incorporates a single-bowl, stainless steel sink and drainer unit. There is plumbing and provisions for an automatic washing machine and a tumble dryer, and space for a further freestanding appliance such as a chest freezer or tumble dryer. There is tiling to the walls and floors, a ceiling light point, an extractor vent, a double-glazed window to the side elevation, and a fitted airing cupboard.

LOWER GROUND FLOOR

From the dining kitchen, access is provided to a cellar head with fitted shelving, a tiled work surface, and a wall light point. Stone steps descend to the lower ground floor, which features Yorkshire stone flagged flooring, lighting and power in situ, a stone slab table, and a cottage-style door enclosing the coal hole.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features a ceiling light point, a beautiful wooden handrail with newel post and traditional spindle balustrade, and a useful understairs airing cupboard which has fitted shelving and houses the combination boiler. Multi-panel doors provide access to three well-proportioned bedrooms and enclose a staircase rising to the second floor, while a timber and glazed door with obscure glazed inserts provides access to the shower room.

BEDROOM ONE

12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of mullioned sash-style windows to the front elevation with stained glass and leaded detailing window heads, a ceiling light point, a radiator, and a walk-in wardrobe with fitted shelving, hanging rails and a wall light point in situ.

BEDROOM TWO

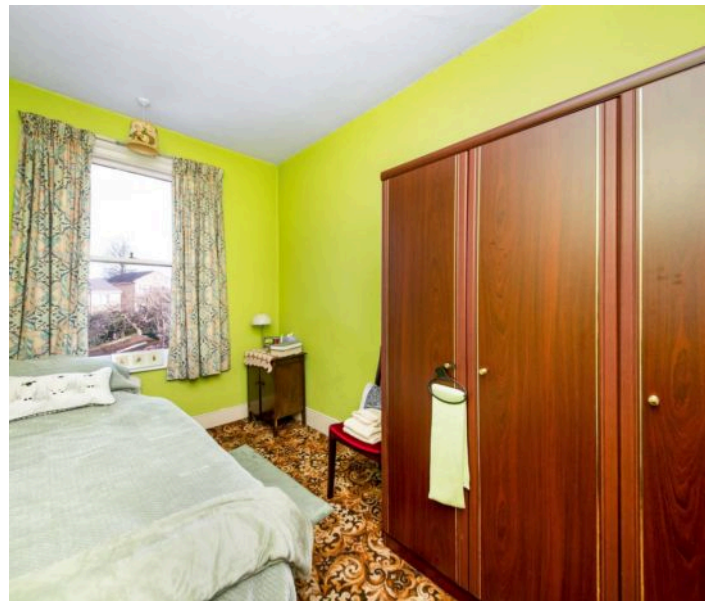
11' 0" x 9' 10" (3.35m x 3.00m)

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a ceiling light point, a radiator, and a sash-style window to the rear elevation with views across the property's gardens.

BEDROOM THREE

11' 0" x 7' 0" (3.35m x 2.13m)

Bedroom three is a light and airy bedroom which could be utilised as a home office or nursery. There is a ceiling light point, a radiator, and a sash-style window to the rear elevation with pleasant views across the property's gardens and over rooftops in the distance.



SHOWER ROOM

6' 8" x 6' 2" (2.03m x 1.88m)

The shower room features a modern, white, three-piece suite comprising a low-level w.c. with push-button flush, a pedestal wash hand basin with vanity cupboard beneath, and a quadrant-style, step-in shower cubicle with thermostatic shower. There is tiling to the splash areas, a window with obscure glass to the side elevation, a ceiling light point, and a ladder-style radiator.

SECOND FLOOR ATTIC ROOM

15' 10" x 12' 8" (4.83m x 3.86m)

A kite winding staircase leads from the first floor landing to a fabulous attic room, which could be utilised as a spacious double bedroom or as a home office / hobby room. The attic room is particularly spacious and enjoys a great deal of natural light cascading through a double-glazed skylight window. There is ample under-eaves storage and two ceiling light points.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a low maintenance, enclosed garden with well-stocked flower and shrub beds, steps leading to the front porch, a pathway leading down the side of the property to a gate enclosing the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys a most fabulous and impressive, enclosed garden space with both pedestrian and vehicular access via a shared driveway, which is accessed off High Street. A cast-iron gate encloses the rear gardens, which feature a fabulous courtyard providing ample space for off-street parking, a flagged patio for al fresco dining and outdoor entertaining, and there are various outbuildings such as a detached garage and workshop. The main portion of the garden is laid to lawn, with flower and shrub beds, and at the bottom of the garden is a hardstanding with space for two greenhouses. There is also space for a garden shed, to the rear of the workshop is a lean-to garden store, and there is an external tap, external lights and an external security light. Please note that the gardens and grounds offer masses of opportunity, subject to necessary consents. We advise prospective buyers do their due diligence and view the property in person to truly appreciate what is on offer.



WORKSHOP / GARDEN STORE

17' 2" x 7' 5" (5.23m x 2.26m)

The workshop is of brick construction, which features a half-pitched roof, three windows to the side elevation, and is accessed via double timber doors. There is lighting and power in situ.



ADDITIONAL INFORMATION

This property is for sale via the Best & Final Offers method. All bids must be submitted to the Kirkburton office by 12 noon on Wednesday 30th April 2025.

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.

MAILING LIST

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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



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