

Simon Blyth

ESTATE AGENTS

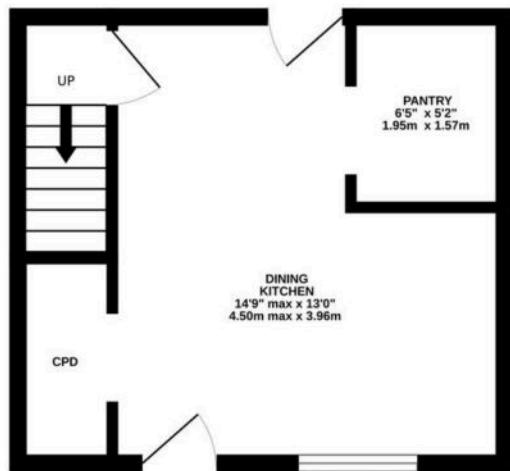


High Street, Clayton West

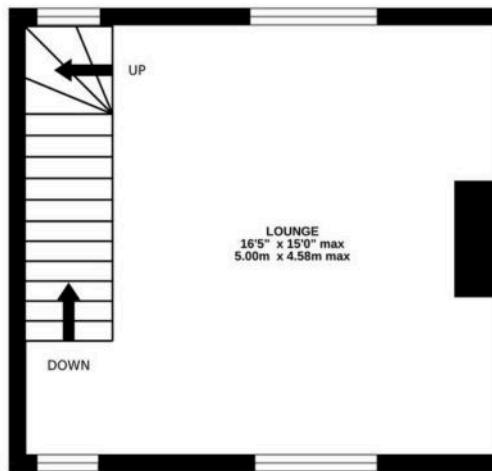
Huddersfield, HD8 9PD

Offers in Region of £170,000

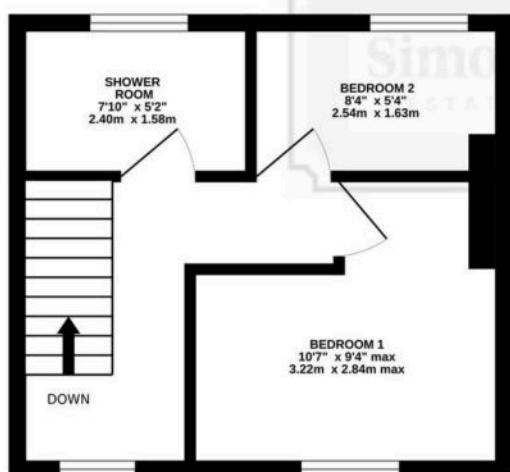
GROUND FLOOR



1ST FLOOR



2ND FLOOR



HIGH STREET

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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32 High Street

Clayton West, Huddersfield, HD8 9PD

OFFERING SPACIOUS ACCOMMODATION ACROSS THREE FLOORS IS THIS STONE TERRACE HOME OFFERED WITH NO ONWARD CHAIN. SITUATED IN THE POPULAR VILLAGE OF CLAYTON WEST, CLOSE TO AMENITIES, IN A GREAT POSITION FOR COMMUTER LINKS AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. WITH MODERN FIXTURE AND FITTINGS, PLEASANT VIEWS TO THE SECOND FLOOR AND OFF STREET PARKING TO THE FRONT.

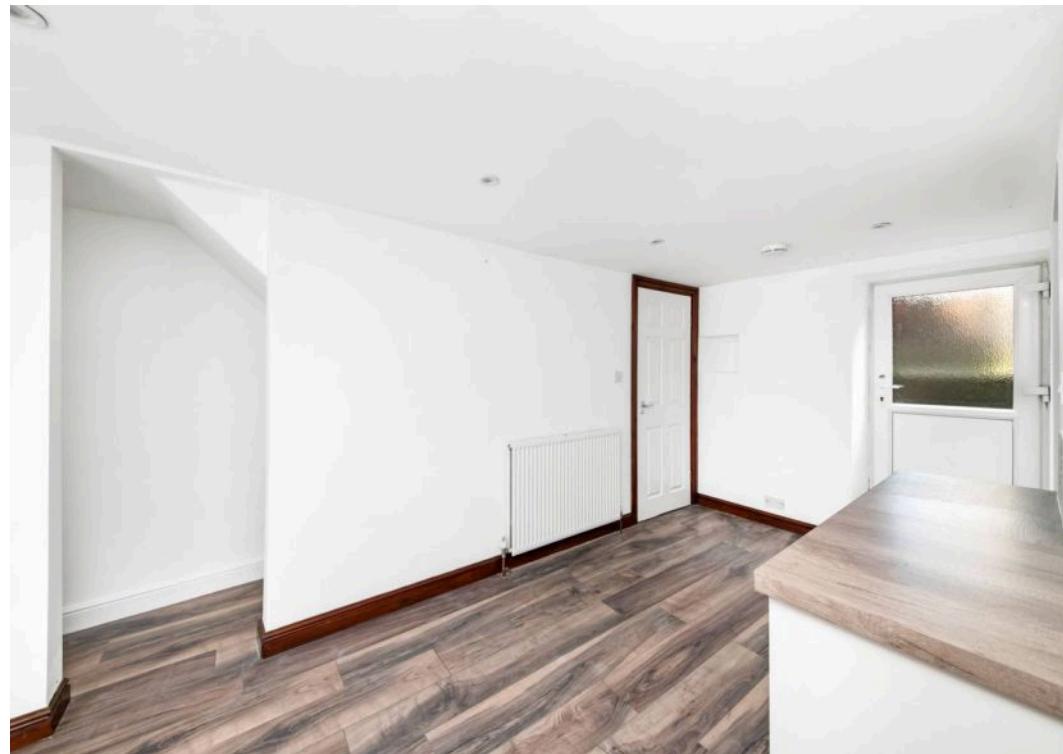
The property accommodation briefly comprises of open-plan dining-kitchen to the ground floor, light and airy, dual aspect lounge to the first floor, two bedrooms and the house bathroom to the second floor. Externally to the front is a driveway, to the rear is a low maintenance yard.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.

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GROUND FLOOR

DINING KITCHEN

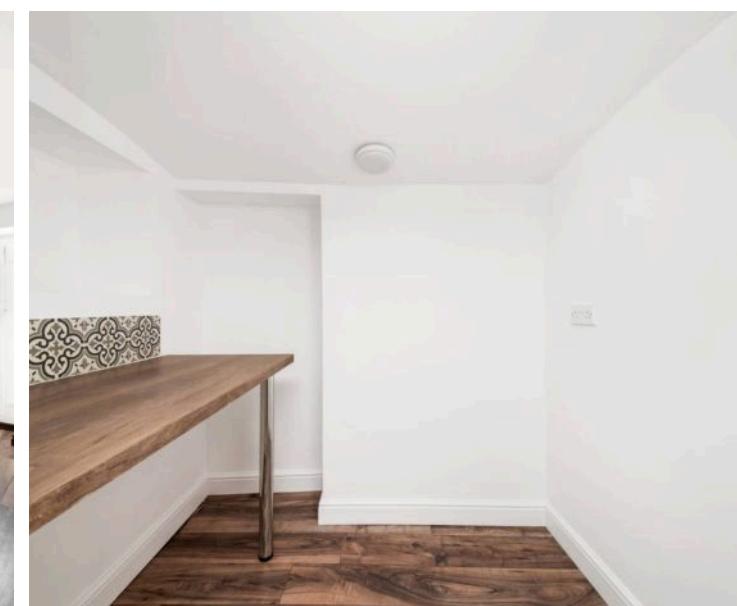
13' 0" x 14' 9" (3.96m x 4.50m)

Enter into the property through a double-glazed, PVC, stable-style door with obscure glazed inserts into the dining kitchen. This space features inset spotlighting to the ceiling, high-quality flooring, a radiator, a double-glazed window to the front elevation, and a staircase rising to the first floor. The kitchen is equipped with fitted wall and base units with high-gloss cupboard fronts and complementary work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with brushed chrome mixer tap. There are built-in appliances, including a four-ring ceramic hob with ceramic splashback and an electric fan-assisted oven. There is plumbing and provisions for an automatic washing machine, tiling to the splash areas, and a double-glazed external door with obscure glazed inserts to the rear elevation. The kitchen then gives access to a versatile pantry.

PANTRY

5' 2" x 6' 5" (1.57m x 1.96m)

The pantry could be utilised as a dining area or perhaps a utility room. It currently features a fitted work surface with matching tiled splashback, a ceiling light point, part-vaulted ceiling, and high-quality flooring.





FIRST FLOOR

LOUNGE

15' 0" x 16' 5" (4.57m x 5.00m)

Taking the staircase from the open-plan dining kitchen, you reach the lounge, which is a generously proportioned, light and airy, dual-aspect reception room with two windows to the front elevation and two windows to the rear elevation, providing pleasant views across playing fields. There is a central ceiling light point, two wall light points, a radiator, and a staircase rising to the second floor.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the staircase from the lounge, you reach the second floor landing, which features a double-glazed window to the front elevation, providing a great deal of natural light. There is a ceiling light point, a radiator, a wooden banister with spindle balustrade over the stairwell head, and multi-panel doors providing access to two bedrooms and the house shower room.

BEDROOM ONE

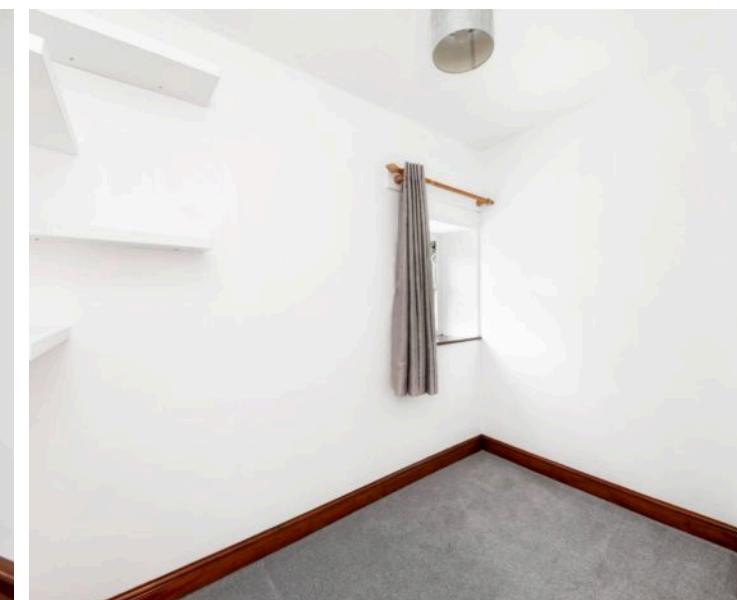
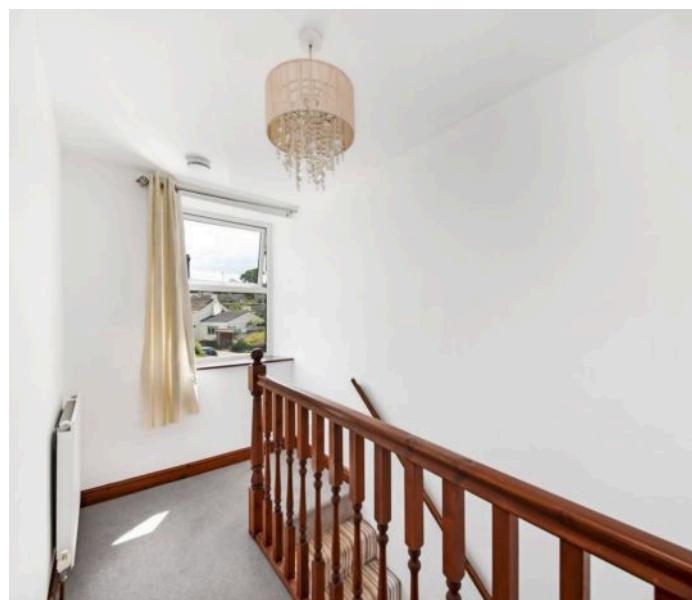
9' 4" x 10' 7" (2.84m x 3.23m)

Bedroom one is a double bedroom with ample space for freestanding furniture and enjoying a great deal of natural light which cascades through a double-glazed window to the front elevation, also offering far-reaching views over rooftops. There is a ceiling light point, a radiator, and a loft hatch providing access to a useful attic space.

BEDROOM TWO

8' 4" x 5' 4" (2.54m x 1.63m)

Bedroom two could be utilised as a single bedroom, home office or nursery. There is a double-glazed window to the rear elevation, a ceiling light point, and a radiator.





SHOWER ROOM

7' 10" x 5' 2" (2.39m x 1.57m)

The shower room features a modern, contemporary, three-piece suite comprising a quadrant-style shower cubicle with thermostatic shower, a broad pedestal wash hand basin with chrome monobloc mixer tap, and a low-level w.c. with push-button flush. There is attractive tiling to the walls, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the rear elevation. Additionally, there is a useful bulkhead storage cupboard for toiletries and towels.

EXTERNAL

FRONT GARDEN

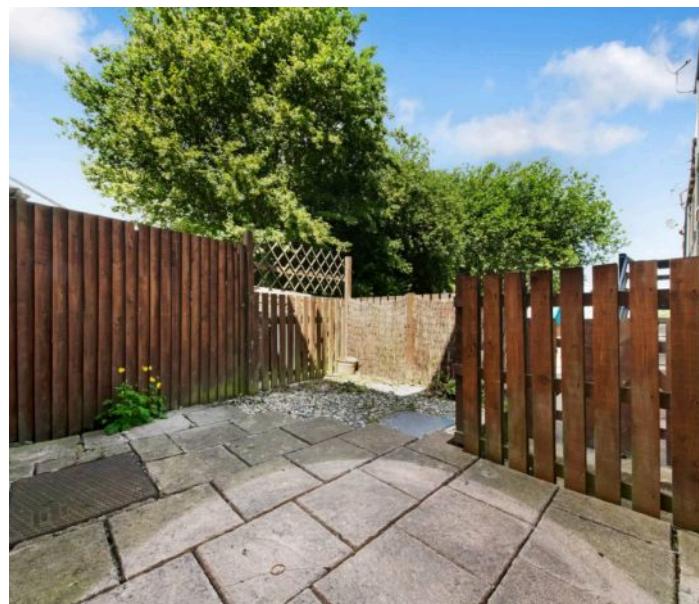
Externally to the front, the property features a low maintenance, raised, gravelled area, accessed via metal gates. This area can be utilised as off-street parking.

REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and enclosed garden, which is an ideal space for al fresco dining and barbecuing. There is a fenced boundary in situ, and there is a pedestrian right of access for neighbouring properties.

OFF STREET

1 Parking Space



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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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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MORTGAGE ADVICE

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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