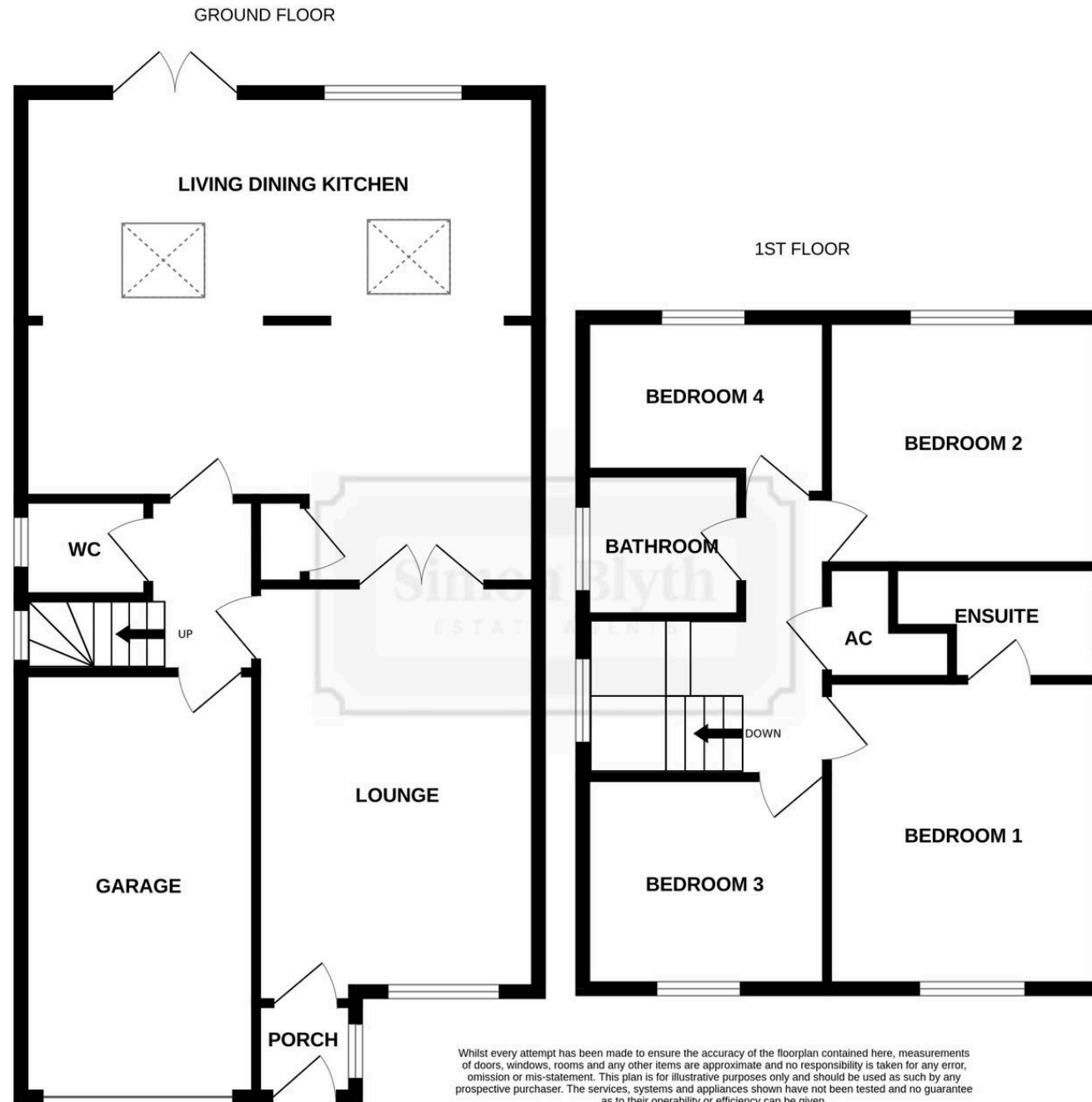




All Saints Close, Clayton West
Huddersfield, HD8 9TS

Offers in Region of **£420,000**



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11 All Saints Close

Clayton West, Huddersfield, HD8 9TS

A DETACHED, FOUR BEDROOM, FAMILY HOME, SITUATED IN A QUIET, CUL-DE-SAC SETTING IN THE SOUGHT-AFTER VILLAGE OF CLAYTON WEST. BOASTING OPEN-PLAN DINING KITCHEN AND FAMILY ROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM AND LOVELY, PRIVATE GARDENS TO THE REAR. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The accommodation briefly comprises of entrance porch, lounge, open-plan dining-kitchen and family room, downstairs WC and integral garage to the ground floor. To the first floor there are four bedrooms and house bathroom, with principal bedroom with en-suite shower room. Externally there is a driveway to the front and lawn garden, to the rear is a fantastic enclosed garden with raised decking area, and lawn, at the bottom of the garden is a further decking area and artificial lawn with timber pergola.

Tenure Freehold.
Council Tax Band D.
EPC Rating C.





GROUND FLOOR

ENTRANCE

3' 4" x 3' 10" (1.02m x 1.17m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts and leaded detailing into the entrance. There is a double-glazed window to the side elevation, a ceiling light point, and space for coats and shoes. A multi-panel door provides access into the lounge.

LOUNGE

16' 8" x 11' 3" (5.08m x 3.43m)

The lounge is a generously proportioned reception room which features a bank of double-glazed windows to the front elevation, decorative coving to the ceiling, a central ceiling light point, and two wall light points. There is high-quality, herringbone-style flooring, a radiator, multi-panel timber and glazed doors providing access to the open-plan dining kitchen, and a single multi-panel timber and glazed door proceeds to the inner hallway.

INNER HALLWAY

The inner hallway features a kite-winding staircase with wooden banister and spindle balustrade rising to the first floor, a double-glazed bank of windows to the half landing, decorative coving to the ceiling, a central ceiling light point, and multi-panel doors providing access to the downstairs w.c., the open-plan dining kitchen and family room and the integral garage.

OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

This fabulously proportioned room enjoys a great deal of natural light which cascades through various banks of windows, skylight windows and French doors, all to the rear elevation. There is high-quality flooring, inset spotlighting to the ceiling, a radiator, and a column radiator. The kitchen features high-quality fitted wall and base units with shaker-style cupboard fronts and complementary quartz work surfaces over, which incorporate an inset, composite sink unit with chrome mixer tap, bevelled drainer and instant hot water tap. There are built-in appliances, including a four-ring ceramic AEG induction hob with integrated cooker hood over and ceramic splashback and a fan-assisted oven, a shoulder-level microwave combination oven. There is space for an American-style fridge freezer unit, an integrated dishwasher, a matching quartz upstand to the work surface, under-unit lighting, a tall pantry cupboard, a built-in storage cupboard, and soft-closing doors and drawers.

DOWNSTAIRS W.C.

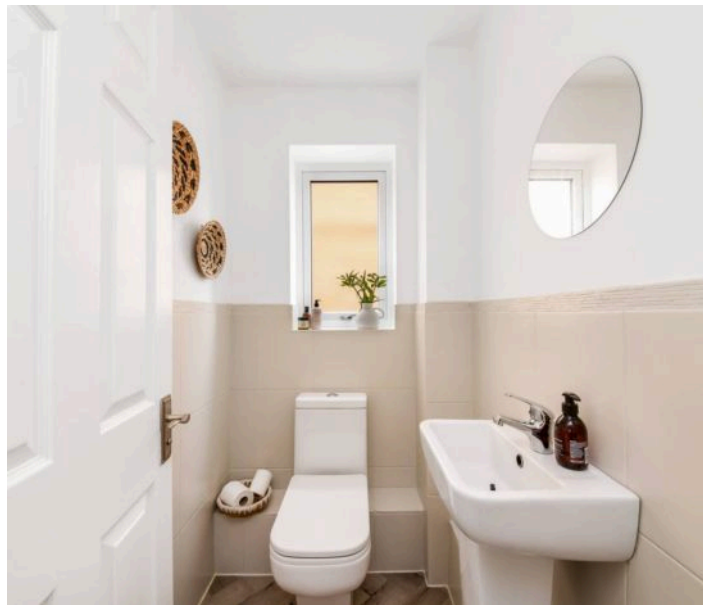
5' 0" x 3' 10" (1.52m x 1.17m)

The downstairs w.c. features a continuation of the high-quality, herringbone-style flooring from the inner hallway, and a white two-piece suite comprising a low-level w.c. with push-button flush and a pedestal wash hand basin with chrome monobloc mixer tap. There is tiling to dado height, a ceiling light point, a double-glazed window with obscure glass to the side elevation, and a radiator.

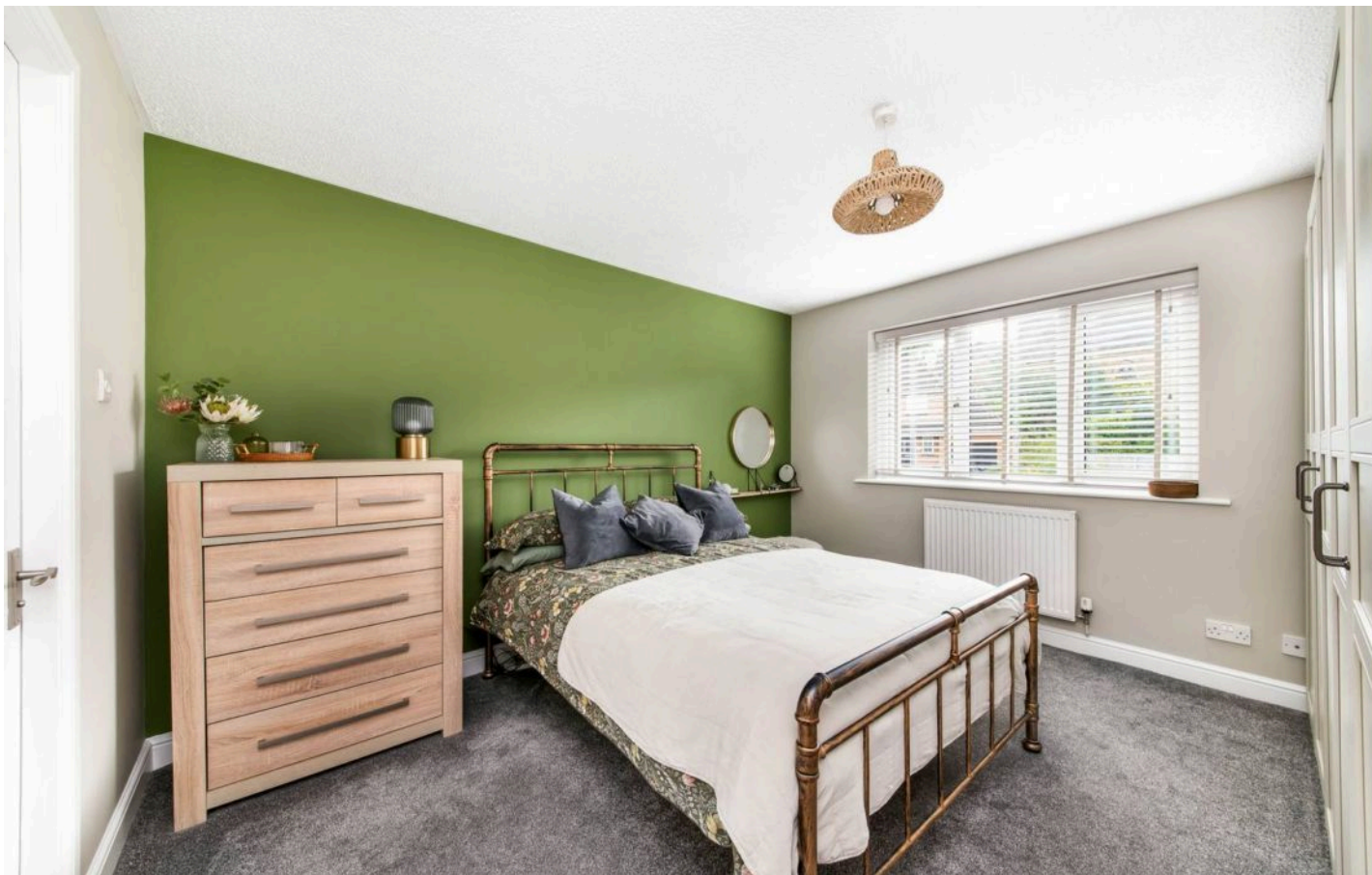
INTEGRAL GARAGE

16' 10" x 9' 5" (5.13m x 2.87m)

The garage features an up-and-over door, lighting and power in situ, plumbing for an automatic washing machine, an extraction vent for a tumble dryer, and houses the wall-mounted condensing boiler.







FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features multi-panel doors providing access to four well-proportioned bedrooms, the house bathroom and the airing cupboard. There is a ceiling light point, a wooden banister with spindle balustrade over the stairwell head, a bank of double-glazed windows with obscure glass to the side elevation, and a loft hatch with drop-down ladder providing access to a useful attic space which is part boarded.

BEDROOM ONE

12' 4" x 11' 0" (3.76m x 3.35m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and a multi-panel door providing access to the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 0" x 4' 7" (2.44m x 1.40m)

The en-suite shower room features a contemporary, three-piece suite comprising a walk-in, fixed frame shower with thermostatic showerhead, a low-level w.c. with concealed cistern and push-button flush, and a broad wall-hung wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap. There is contrasting tiling to the splash areas, a double-glazed window with obscure glass to the side elevation, inset spotlighting to the ceiling, an extractor vent, and a ladder-style radiator.



BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation which provide fabulous, panoramic views over rooftops and towards Emley Moor.

BEDROOM THREE

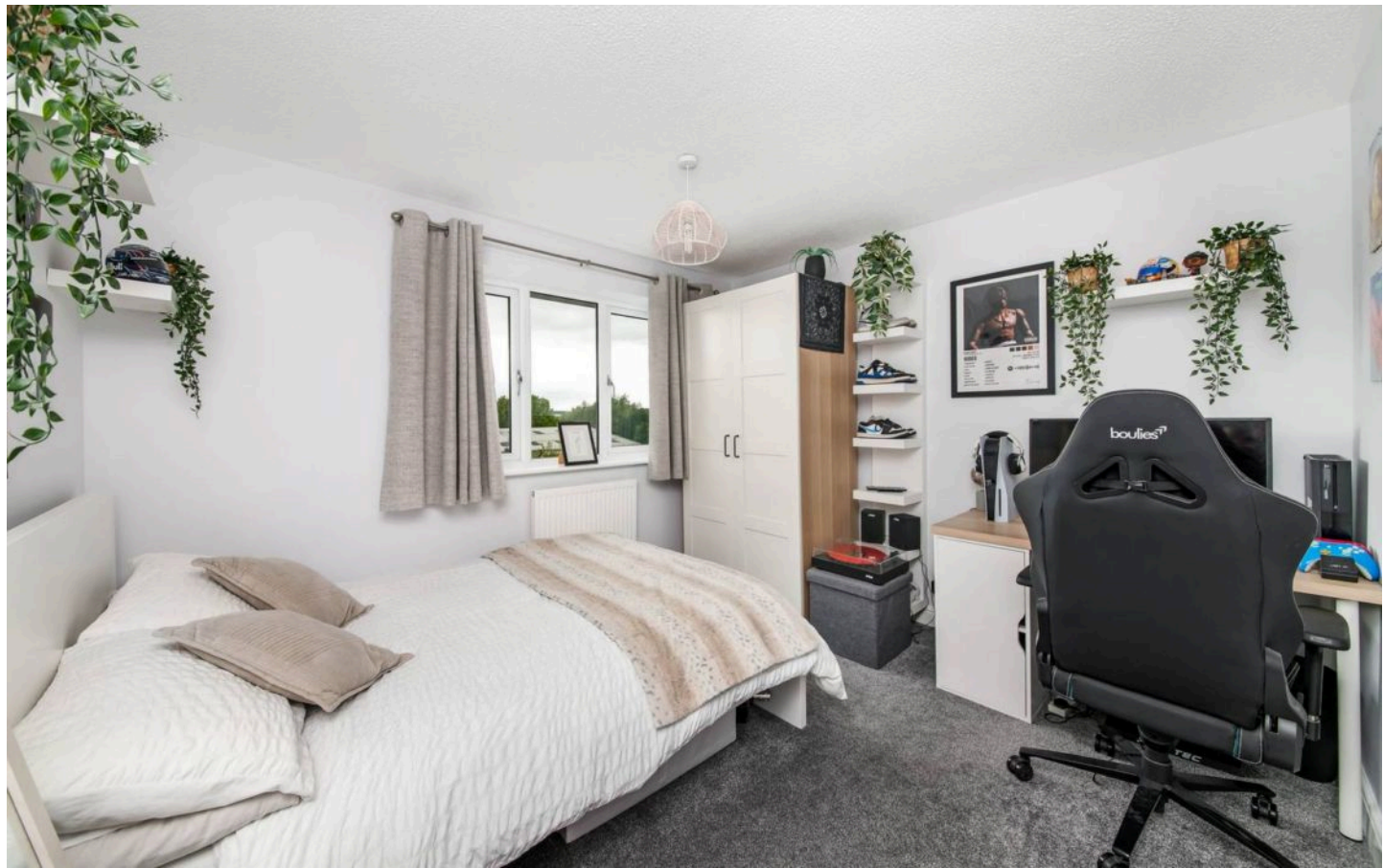
9' 9" x 8' 4" (2.97m x 2.54m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, and a radiator.

BEDROOM FOUR

9' 9" x 6' 6" (2.97m x 1.98m)

Bedroom four could be utilised as a home office, nursery or single bedroom. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation, taking full advantage of superb views.





HOUSE BATHROOM

6' 4" x 5' 10" (1.93m x 1.78m)

The house bathroom features a modern, white, three-piece suite comprising a panel bath with thermostatic shower over and fixed glazed shower guard, a low-level w.c. with concealed cistern and push-button flush, and a broad wash hand basin with vanity drawers beneath and Hansgrohe mixer tap. There is attractive, high-gloss, brick-effect tiling to the splash areas and to dado height, inset spotlighting to the ceiling, an extractor vent, a double-glazed window with obscure glass to the side elevation, and a matte black, ladder-style radiator.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which leads to the integral garage. The front garden is laid predominantly to lawn and there is an external light and an EV charging point.

REAR GARDEN

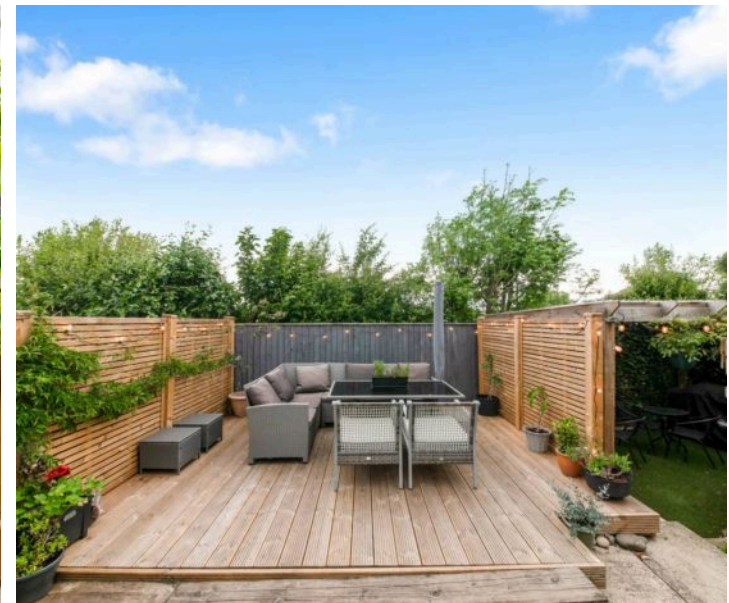
Externally to the rear, the property enjoys a well-maintained, well-stocked and enclosed rear garden which features a raised decked area, enjoying the afternoon and evening sun. The garden is laid predominantly to lawn with well-stocked and mature flower and shrub beds and a lower decking area ideal for al fresco dining and barbecuing. There is also a sheltered area at the bottom of the garden with timber pergola. The rear garden features external lighting and external taps.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



VIEWING

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

BOUNDARY OWNERSHIP

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