



Clay Delf, Lower Cumberworth Huddersfield HD8 8TN

welcome to

Clay Delf, Lower Cumberworth Huddersfield

OCCUPYING A CUL DE SAC POSITION IS THIS WELL PRESENTED MODERN TERRACED RESIDENCE AFFORDING SPACIOUS TWO BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS TO REAR AND OFF STREET PARKING FOR TWO VEHICLES.

Summary

Presented in move in condition and located away from the main thoroughfare on this pleasant cul de sac is this mid terraced residence affording generous two bedroom accommodation briefly comprising: entrance hall, open plan lounge/dining room, fitted kitchen, cloaks/w.c, aforementioned first floor double bedrooms and house bathroom. Externally the property is further enhanced by low maintenance gardens and benefits from off street parking for two vehicles. Within easy reach of Denby Dale's many amenities and railway station the property should suit first time buyers or a professional couple and has ease of access to major routes for the commuter.

Accommodation

Entrance Hall

On entry there is a tiled floor covering, central heating radiator and door leading to:

Cloaks/W.C

Fitted with a modern white low flush w/c and vanity style hand washbasin and having a continuation of the tiled floor covering, an extractor, central heating radiator and double glazed obscure window.

Lounge/Dining Room

25' 7" x 11' 7" (7.80m x 3.53m)

This fabulous open plan room is generously proportioned with neutral decor and has inset ceiling lighting, understairs storage, two central heating radiators, is double glazed to front aspect with French style doors leading out into the garden. A staircase also ascends to the first floor.

Kitchen

8' 6 x 8' (2.44m 6 x 2.44m)

Fitted with a stylish range of wall and base units

with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob and oven along with integral fridge, slimline dishwasher and washing machine whilst the room has concealed unit lighting , tiled surrounds and floor covering and is double glazed to rear aspect. The boiler is also housed in the kitchen.

First Floor Bedroom One

14' 4" x 9' 8" (4.37m x 2.95m)

A spacious double room attractively presented with fitted wardrobes, central heating radiator and double glazed to rear aspect.

Bedroom Two

13' 5" max x 11' (4.09m max x 3.35m)

A second bedroom of generous double proportions with fitted wardrobe, bulkhead storage with hanging rail, radiator, inset ceiling lighting and double glazed bay style window to front aspect.

House Bathroom

8' 6" x 6' 1" (2.59m x 1.85m)

Fitted in a contemporary style with white low flush w/c, hand washbasin and panelled bath with overhead rainfall shower unit, attachment and screen. The room has complementary tiled surrounds and floor covering, vanity storage cupboards, a heated rail ladder, inset ceiling lighting and double glazed obscure window.

External

To the front of the property is off street parking for two vehicles. The enclosed rear garden is low maintenance, being predominantly paved with borders having plants and shrubs. The garden boasts a good degree of privacy and has a useful



garden shed.



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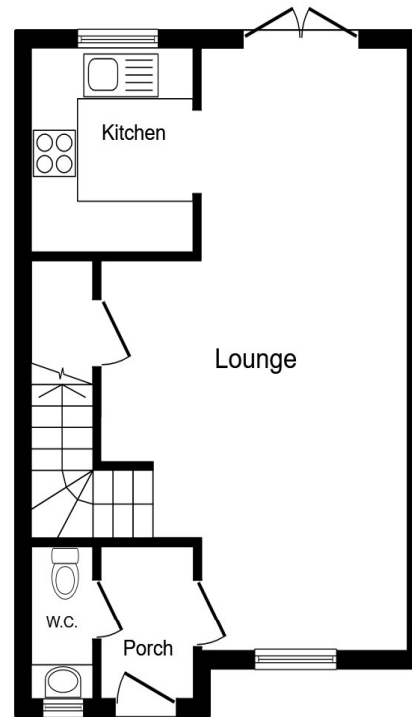
- Mid Terraced House
- Two Double Bedrooms
- Low Maintenance Gardens
- Off Street Parking For Two Vehicles
- Immaculately Presented

Tenure: Freehold EPC Rating: C
Council Tax Band: B

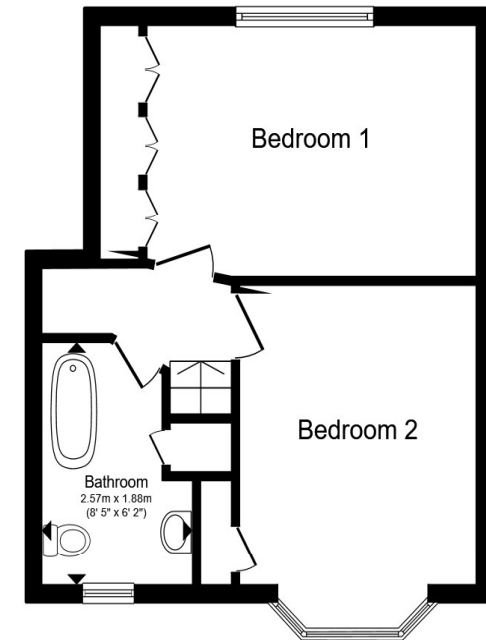
£220,000

directions to this property:

Leave Holmfirth via Station Road, follow this road into New Mill, and take the left turn into Penistone Road, (sign-posted Barnsley), follow this road for about two miles to the junction with the Sovereign Inn. Go straight across into Barnsley Road, and turn left at the crossroads by the Star public house. Continue on Cumberworth lane until you reach Lower Cumberworth, turn right at the Foresters Inn and then turn right onto Bluehills Lane, then right onto Clay Delf where the



Ground Floor



First Floor

Total floor area 72.1 m² (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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