



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

High Street, Clayton West, Huddersfield, HD8 9PD

Fixed Price £395,000

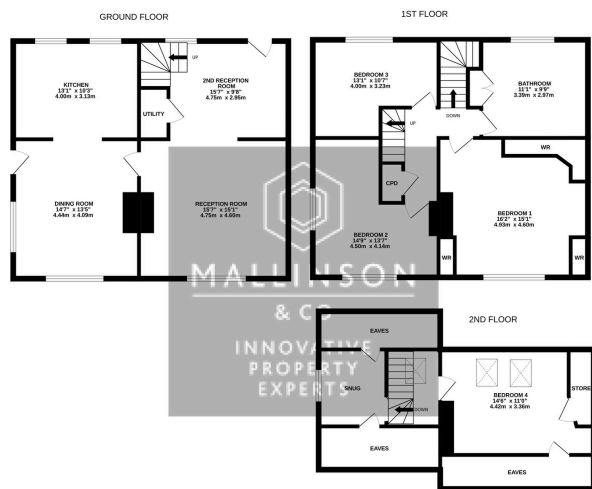
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- LINK DETACHED
- SET OVER 3 FLOORS
- WEALTH OF CHARM & CHARACTER
- OFF STREET PARKING
- SOUGHT AFTER VILLAGE LOCATION
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



TIMELESS CHARACTER MEETS MODERN FAMILY LIVING SITUATED IN THE HEART OF THE POPULAR VILLAGE OF CLAYTON WEST, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED PROPERTY OFFERS AN ABUNDANCE OF SPACE, ORIGINAL FEATURES, AND VERSATILE LIVING ACROSS THREE FLOORS WHERE CHARACTER, CHARM, AND PRACTICALITY COME TOGETHER IN PERFECT HARMONY. IDEAL FOR MODERN FAMILY LIFE. LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLING & EXCELLENT COMMUTER TRANSPORT LINKS VIA THE M1 MOTORWAY NETWORK.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.
 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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