



6 Bilham Road, Huddersfield, HD8 9PA

**£385,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom DETACHED property in this sought after village of Clayton West situated on the desirable Bilham Road. No expense has been spared by the vendor as the property has undergone an extensive renovation and is packed full of character features. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge and spacious dining kitchen. To the first floor; landing, two double bedrooms and shower room. Garden to three sides and on street parking. The property benefits from Upvc double glazing, gas central heating and wireless security alarm. Close to amenities, transport links and access to the M62 motorway network. Oak internal doors throughout. Option to purchase fixtures, fittings and furniture. Viewing essential.

## Ground Floor

**Entrance Hallway 9'0" max x 14'9" max (2.75 max x 4.5 max)**



Composite obscure double glazed door to front. LVT floor, cast iron radiator, inset shelf with stone base and lintel, wall light and Upvc double glazed window to side. Doors to lounge and cloaks/w.c.;

**Cloaks/w.c. 5'6" x 7'4" (1.7 x 2.25)**



Two piece suite comprising low flush w.c. and ornate sink with vanity unit. LVT floor, cast iron radiator and Upvc obscure double glazed window with stone windowsill. Fitted wardrobe.

**Lounge 14'9" x 16'0" (4.5 x 4.9)**



Two cast iron radiators, Upvc double glazed window to front with stone windowsill and wall lights. Ornate Inglenook fireplace with stone base, spotlights and wooden mantel. Telephone point, staircase access to first floor and door to dining kitchen;

**Dining Kitchen 10'5" x 25'3" (3.2 x 7.7)**



Having a range of wall and base units with solid wood worktop and splashback. Belfast sink and drainer, integrated dishwasher, washing machine, dryer and fridge/freezer. Space for a 'Rangemaster' with gas and electric cooker point and extractor fan. Stone floor, underfloor heating. loft hatch and spotlights. Upvc double glazed French doors to rear and Upvc double glazed window to front. Insert to chimney breast with stone base, cupboard housing the fusebox and electric meter. 'Ideal' condensing combi boiler.

## First Floor

## Landing



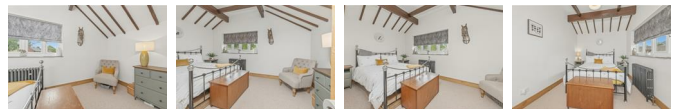
Upvc double glazed window to rear with stone windowsill. Doors to shower room and bedrooms;

**Bedroom One 9'4" max x 16'4" max (2.85 max x 5 max)**



Double bedroom with cast iron radiator, exposed beam and Upvc double glazed window with stone windowsill. Fitted wardrobes and drawers. Inset shelf with stone base.

**Bedroom Two 9'0" x 14'9" (2.75 x 4.5)**



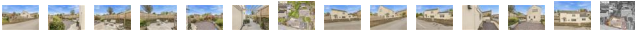
Double bedroom with cast iron radiator, Upvc double glazed window to side with stone windowsill and exposed beams to ceiling.

**Shower Room 7'8" max x 10'11" max (2.35 max x 3.35 max)**



Three piece suite comprising low flush w.c. ornate sink with vanity unit and double shower cubicle with tiled wall, mains shower and waterfall shower. LVT floor, Upvc obscure double glazed window to rear with stone windowsill and cast iron radiator. Extractor fan, loft hatch and spotlights. Exposed beam, stone shelves to bulk head and wall light.

**External**



Slate garden to front with gas meter and external lights. To the rear is an Indian stone patio with outside sockets and external lights. To the side is a slate garden with raised borders having various bushes and shrubbery. Outside tap.

**Parking**

On street parking

**Tenure**

We have been advised by the vendor that the property is freehold.

**Energy Rating**

D

**Council Tax Band**

B

**Water**

Water rates

**Viewings**

Strictly by appointment. Contact Dawson Estates.

**Property to Sell?**

Call for a FREE, no obligation valuation.

**Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

**Boundaries & Ownerships**

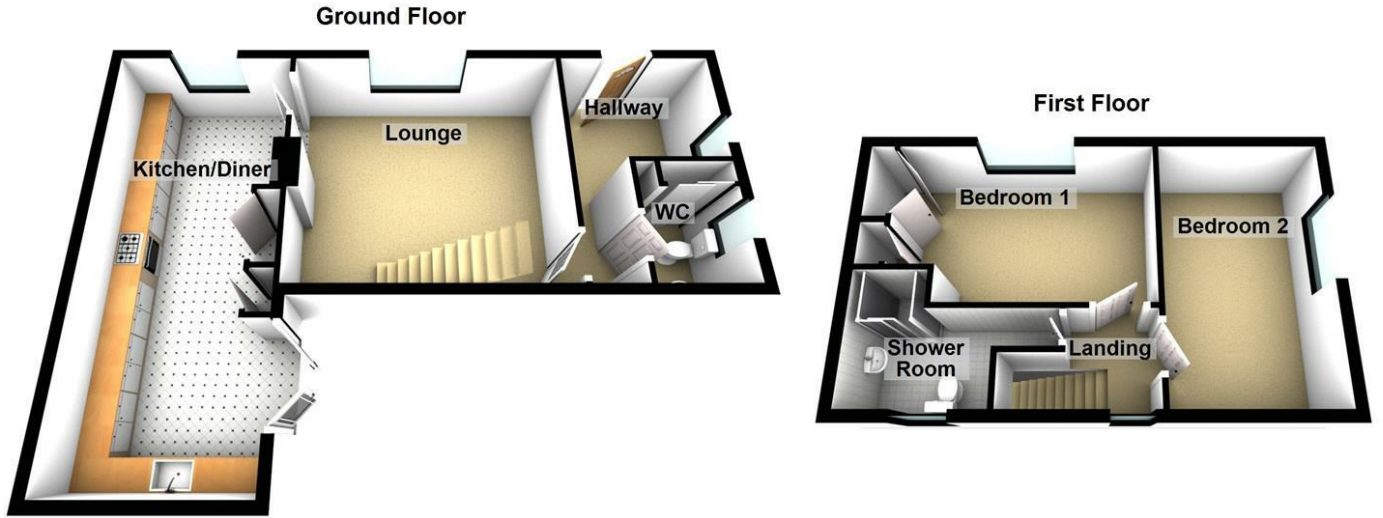
The boundaries and ownerships have not been

checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Mortgages**

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

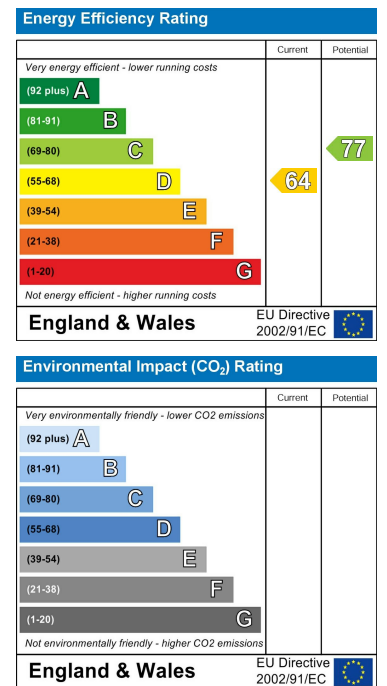
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.