



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Chapel Hill, Clayton West, Huddersfield, HD8 9NH

Offers Over £485,000

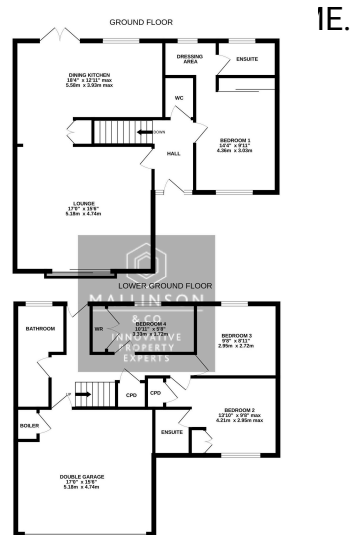
🛏️ 4 🚿 4 🚗 2



- DETACHED
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- ELEVATED LOUNGE WITH VIEWS
- DOUBLE GARAGE & DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION
- 4 BEDROOMS
- OUTSTANDING DINING KITCHEN
- 3 CONTEMPORARY BATHROOMS & DOWNSTAIRS WC
- LANDSCAPED GARDEN
- CLOSE TO AMENITIES, SCHOOLING & TRANSPORT LINKS



ELEVATED LIVING WITH PANORAMIC VIEWS AND EXCEPTIONAL STYLE. ... POSITIONED WITHIN THE HIGHLY REGARDED VILLAGE OF CLAYTON WEST AND ENJOYING BREATHTAKING FAR-REACHING VIEWS TOWARDS EMLEY MOOR, THIS OUTSTANDING FOUR-BEDROOM DETACHED RESIDENCE OFFERS AN EXCEPTIONAL STANDARD OF MODERN FAMILY LIVING. BEAUTIFULLY PRESENTED THROUGHOUT AND FINISHED TO AN IMPECCABLE STANDARD, THE HOME HAS BEEN THOUGHTFULLY DESIGNED WITH AN "UPSIDE-DOWN" LAYOUT TO FULLY APPRECIATE ITS SPECTACULAR OUTLOOK. THE PROPERTY COMBINES STYLISH INTERIORS WITH HIGH QUALITY CRAFTSMANSHIP, FEATURING TWO EN-SUITE BEDROOMS, A STUNNING DINING KITCHEN, ELEGANT RECEPTION SPACES AND LANDSCAPED GARDENS. AN IMPRESSIVE DOUBLE INTEGRAL GARAGE AND GENEROUS OFF-STREET PARKING FURTHER ENHANCE THE PRACTICALITY OF T



TOTAL FLOOR AREA: 1537 sq. ft. (142.8 sq. m.) approx.
Values are approximate and should not be relied upon for the purposes of any legal proceedings. Measurements of areas, volumes, heights and any other facts are approximate and are not intended to be used for any other purpose. The seller, agent or developer does not warrant or represent that the information is correct or that it has been prepared or checked in good faith. Measurements are taken from the finished floor level unless otherwise stated.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT