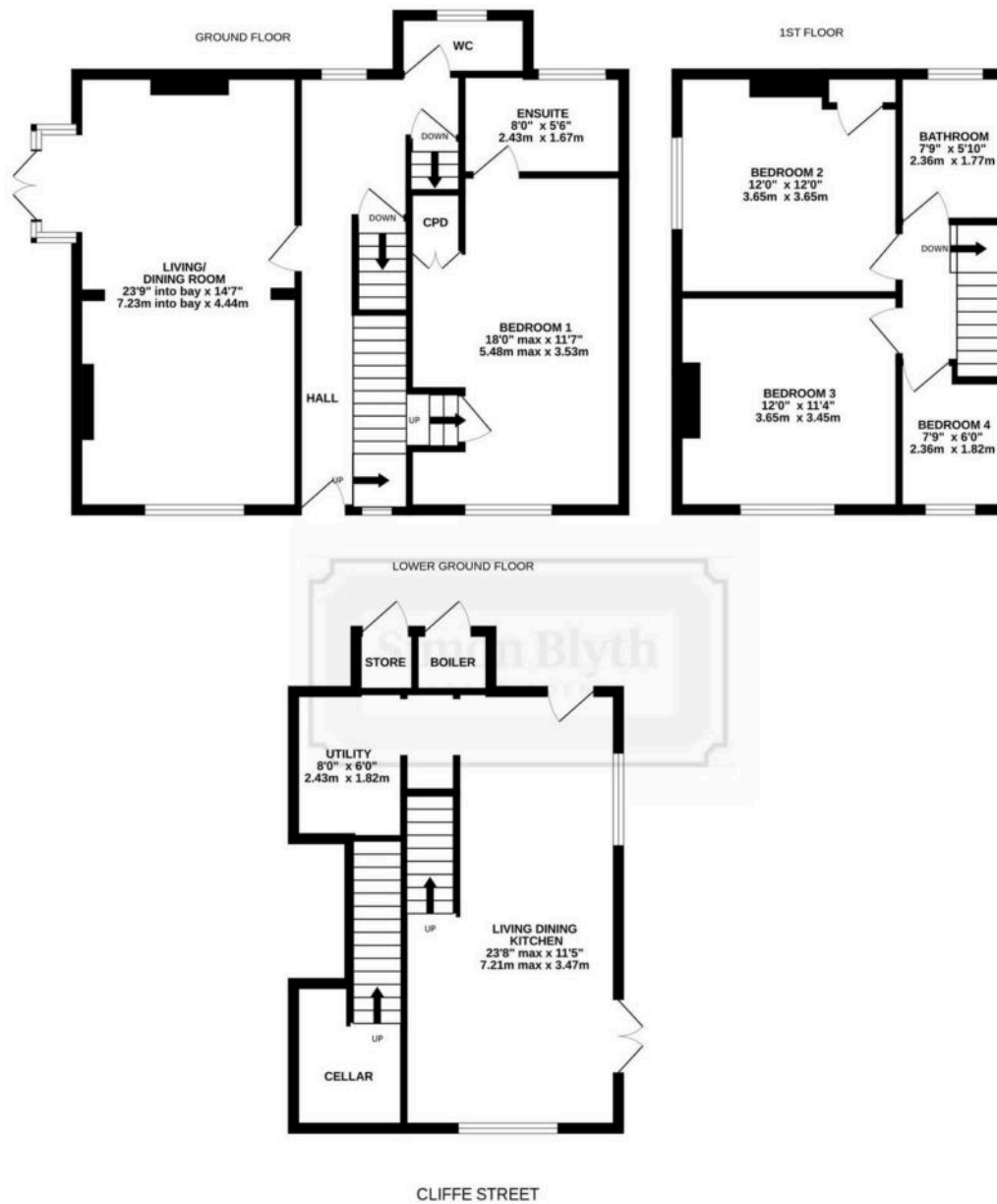




**Finlay House, Cliffe Street, Clayton West**  
Huddersfield, HD8 9NR

Offers in Region of **£425,000**



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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## Finlay House, 2 Cliffe Street

Clayton West, Huddersfield, HD8 9NR

A SUPERBLY APPOINTED, DETACHED FAMILY HOME, OFFERING SPACIOUS ACCOMMODATION THAT IS ACROSS THREE FLOORS. OCCUPYING A PARTICULARLY PLEASANT POSITION WITH FANTASTIC OPEN ASPECT VIEWS ACROSS THE VALLEY. SITUATED IN CLAYTON WEST, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, open-plan dining-kitchen, bedroom one with ensuite shower room to the ground floor. To the lower ground floor is a fabulous open-plan dining-kitchen with utility room and two externally accessed outbuildings, one for storage one housing the boiler. To the first floor there are three further bedrooms and the house bathroom. Externally is a driveway providing off street parking and turning space, with low maintenance gardens including artificial lawn taking advantage of panoramic views, Indian stone flagged patio with a further lower patio area which is particularly private and sheltered.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.





## GROUND FLOOR

### ENTRANCE HALL

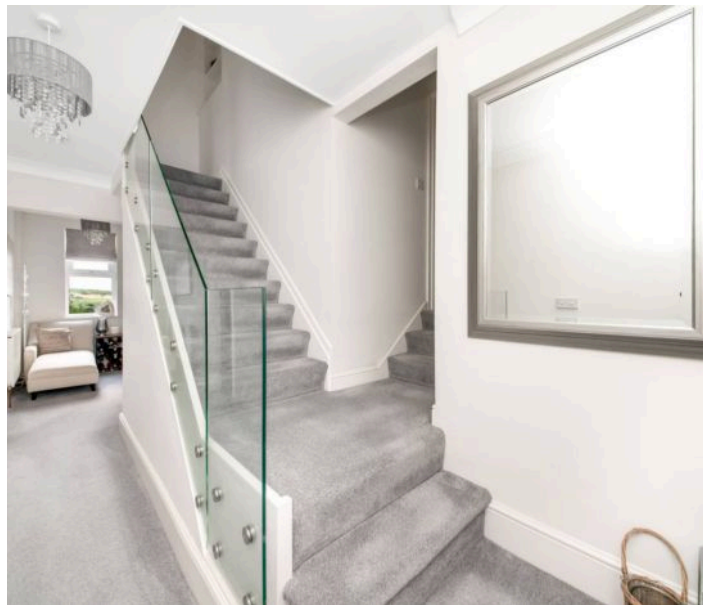
23' 8" x 5' 9" (7.21m x 1.75m)

Enter into the property through a double-glazed, composite front door with obscure and stained glass inserts with leaded detailing. There is an adjoining window with obscure glass to the front elevation and a double-glazed window to the rear elevation, providing a great deal of natural light and offering fabulous views across the valley. The entrance hall features decorative coving to the ceiling, two radiators, two ceiling light points, and oak doors providing access to the open-plan living dining room, the downstairs WC, enclosing a staircase which descends to the lower ground floor, and enclosing a useful understairs storage cupboard. A staircase with glazed balustrade leads up to a split-level landing, which then leads to the principal bedroom and up again to the first floor accommodation. The entrance hall then opens out to a study area with lighting and power points.

### OPEN-PLAN LIVING DINING ROOM

239' 0" x 14' 7" (72.85m x 4.45m)

The living dining room is particularly spacious and enjoys a great deal of natural light. The living area (11'5" x 12'0" max.) features a bank of windows to the front elevation, decorative coving to the ceiling, a central ceiling light point, and a radiator, while the dining area (11'10" x 12'0" minus bay) features the same decorative coving, a central ceiling light point, a radiator, and double-glazed French doors with bay windows to the side, front and rear elevations which leads directly out to the side of the property.





### **DOWNSTAIRS WC**

6' 6" x 2' 6" (1.98m x 0.76m)

The downstairs WC features a modern two-piece suite comprising a low-level WC with push-button flush and a pedestal wash hand basin with chrome monobloc mixer tap and attractive splashback. There is inset spotlighting to the ceiling, a double-glazed window to the rear elevation providing fabulous views over rooftops, and a radiator.

### **BEDROOM ONE**

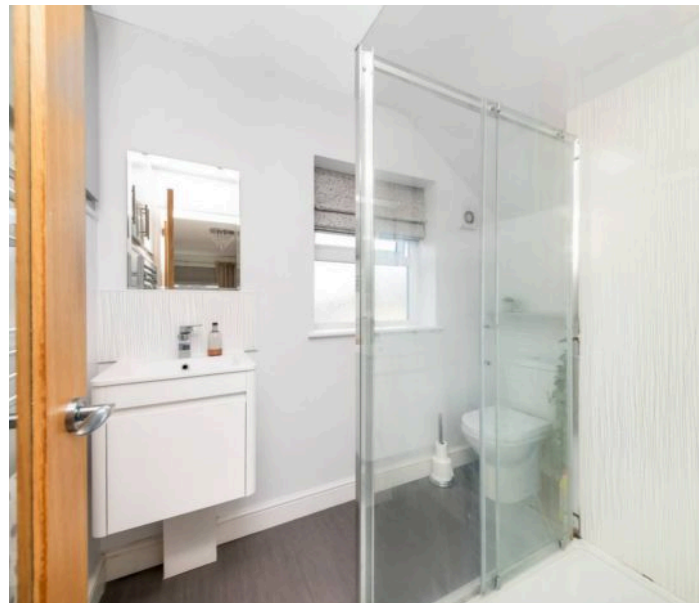
18' 0" x 11' 7" (5.49m x 3.53m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, two radiators, a useful storage cupboard over the bulkhead for the stairs, and a bank of double-glazed windows to the front elevation with far-reaching views over rooftops. An oak and glazed door provides access to the en-suite shower room.

### **BEDROOM ONE EN-SUITE SHOWER ROOM**

8' 0" x 5' 6" (2.44m x 1.68m)

The en-suite shower room features a modern, white, three-piece suite comprising a fixed frame shower cubicle with thermostatic shower, a low-level WC with push-button flush, and a broad wall-hung wash hand basin with chrome mixer tap and vanity drawer beneath. There is a double-glazed window with obscure glass to the rear elevation, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, and useful toiletry cabinets.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which has a glazed balustrade over the stairwell head, a ceiling light point, display shelving and a loft hatch providing access to a useful attic space. Oak doors provide access to three bedrooms and the house bathroom.

### BEDROOM TWO

12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom two is a well-proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the side elevation with pleasant views across the gardens, a central ceiling light point, a radiator, and a useful fitted wardrobe.





### **BEDROOM THREE**

12' 0" x 11' 4" (3.66m x 3.45m)

Bedroom three is another light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the side elevation with pleasant open-aspect views into the distance over rooftops, a central ceiling light point, and a radiator.

### **BEDROOM FOUR**

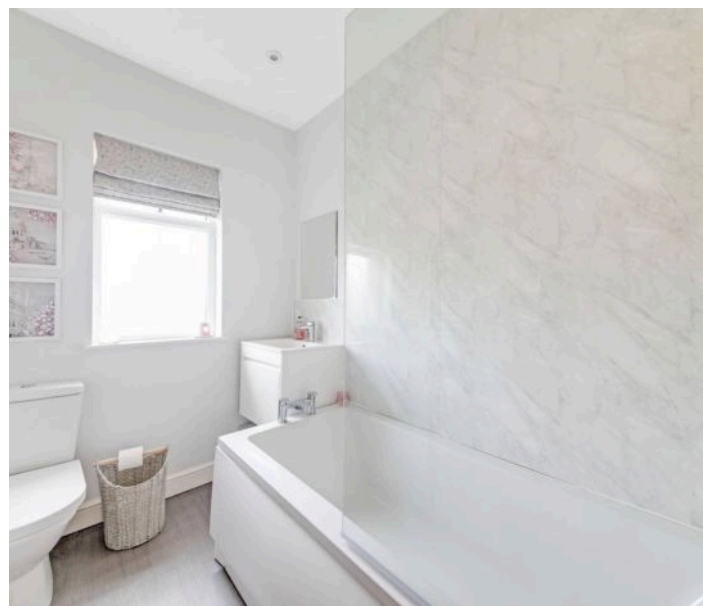
7' 9" x 6' 0" (2.36m x 1.83m)

Bedroom four is currently utilised as a home office / study. It can accommodate a single bed with space for freestanding furniture and has a central ceiling light point, radiator, and double-glazed window to the side elevation.

### **HOUSE BATHROOM**

7' 9" x 5' 10" (2.36m x 1.78m)

The house bathroom features a contemporary three-piece suite comprising of a panel bath with thermostatic shower over and glazed shower guard, a broad wall-hung wash hand basin with chrome monobloc mixer tap and vanity drawer beneath, and a low-level WC with push-button flush. There is panelling to the splash areas, inset spotlighting to the ceiling, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the rear elevation.





## LOWER GROUND FLOOR

Taking the staircase from the entrance hall, you reach the lower ground floor, which features high-quality Karndean flooring with underfloor heating, inset spotlighting to the ceiling, a conventional radiator, a useful under-stairs shelving area for additional storage, and dual-aspect banks of windows to the front and side elevations. There is also a double-glazed external door with obscure glass to the rear elevation and French doors to the side elevation providing access to an Indian stone flagged patio. A doorway leads into a useful utility.

### LIVING DINING KITCHEN

23' 8" x 11' 5" (7.21m x 3.48m)

The kitchen features high-quality fitted wall and base units with high-gloss cupboard fronts and complementary Corian work surfaces over, which incorporate an inset, one-and-a-half-bowl sink unit with bevelled drainer and chrome mixer tap. There are built-in NEFF appliances, including a waist-level double oven, a ceramic induction hob with down-draught extraction, an integrated fridge freezer, and a dishwasher. There are soft-closing doors and drawers, under-unit lighting, a fabulous breakfast peninsula providing additional dining, and a pull-out pantry cupboard with inset LED lighting.

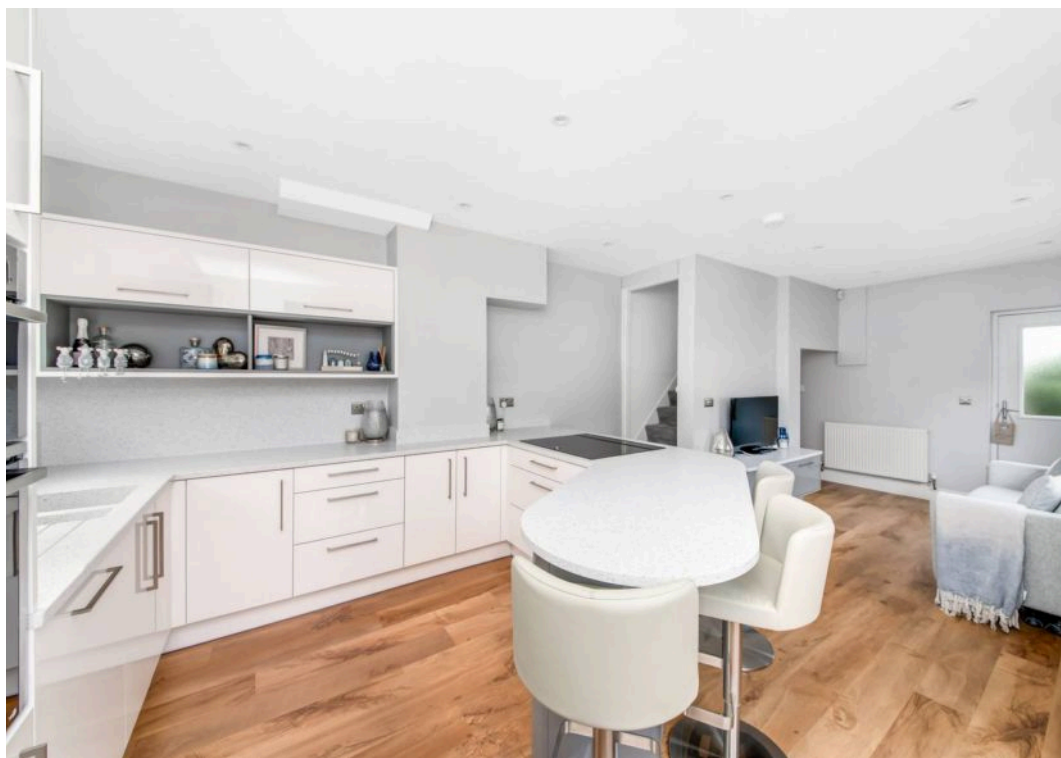
### UTILITY

8' 0" x 6' 0" (2.44m x 1.83m)

The utility room features fitted base units, again with high-gloss cupboard fronts and complementary work surfaces over, incorporating a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is space and provisions for an automatic washing machine, a further under-counter appliance, and a tall-standing fridge freezer unit. There is a continuation of the Karndean flooring from the kitchen, a wall light point, an extractor vent, and panelling to the walls.











## EXTERNAL

Externally the property has a driveway providing off street parking for multiple vehicles with a artificial lawn area, which offers panoramic views across the valley towards Emley Moor. Historically this area was utilised as a hardstanding for a detached garage. There is an Indian stone flagged patio area ideal for alfresco dining and barbecuing. There is a lower patio which is enclosed accessed directly from the open-plan dining-kitchen which is particularly private and sheltered.

## OFF-STREET PARKING

2 Parking Spaces











## **VIEWING**

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

## **BOUNDARY OWNERSHIP**

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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