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41 Bilham Road, Clayton West, Huddersfield, HD8 9PA

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£185,000

On the highly sought-after Bilham Road in Clayton West, Huddersfield, this charming two-bedroom cottage offers a delightful blend of character and modern living.

As you step inside, you are greeted by a stunning open-plan layout that showcases beautiful wooden beams, creating a warm and inviting atmosphere. The cosy living room, complete with a log burner, provides a perfect focal point and efficiently heats the entire house, ensuring comfort during the colder months. A charming log burner with a pump heating system provides an efficient and characterful source of warmth, helping to heat the home and minimise reliance on traditional central heating.
The well-appointed kitchen boasts ample storage, making it an ideal space for culinary enthusiasts and family gatherings alike. Upstairs, you will find two spacious bedrooms that offer plenty of natural light and room for relaxation. The family shower room is conveniently located, providing a practical and stylish space for daily routines.

Outside, the property features a generously sized front garden, perfect for enjoying the fresh air or entertaining guests. Additionally the property has a large workshop/garage and off road parking for one vehicle.

Occupying a desirable position on the sought-after Bilham Road, this property enjoys an established and highly regarded residential setting within Clayton West. Bilham Road is well known for its attractive mix of individual and substantial homes, with the surrounding Yorkshire countryside adding to the appeal of the location. The property is also conveniently positioned for the village's local amenities and excellent commuter links.

This cottage is not just a property; it is a lifestyle choice in a desirable location, making it an excellent opportunity for first-time buyers, small families, or those seeking a peaceful retreat. With its charming features and practical layout, this home is sure to attract interest. Do not miss the chance to make it your own.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

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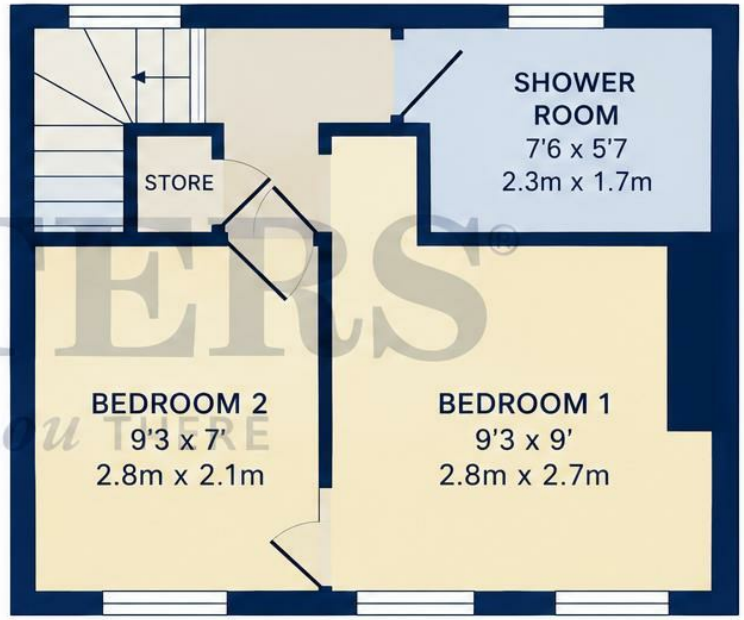
Bilham Road

FLOOR PLAN

GROUND FLOOR
APPROX. 38.2 SQ. M (411 SQ. FT)



FIRST FLOOR
APPROX. 31.6 SQ. M (340 SQ. FT)

TOTAL APPROX. FLOOR AREA 69.8 SQ. M. (751 SQ. FT.)

Measurements are approximate. Not to scale. Illustrative purposes only.
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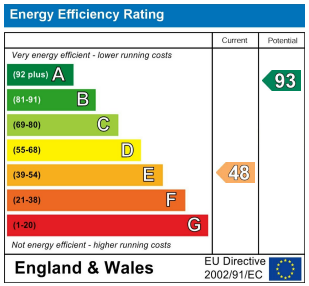
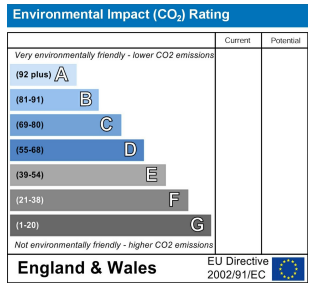


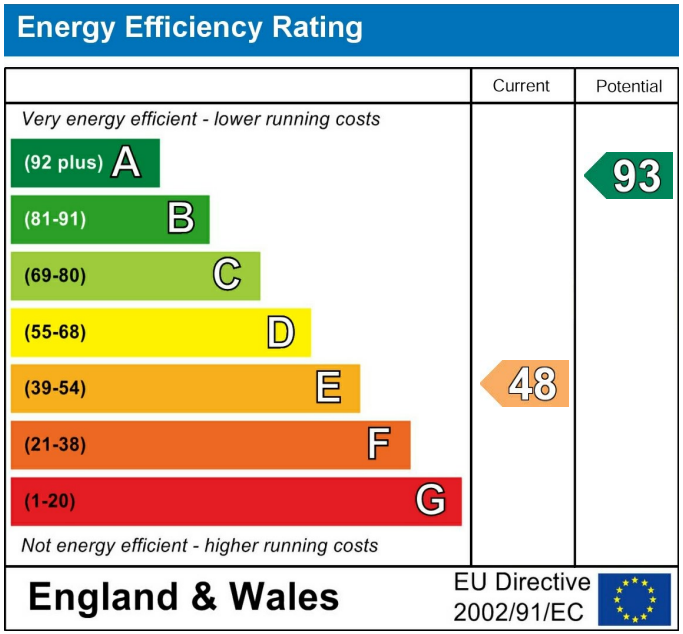


Living/ Dining/ Kitchen
16'4" x 15'1"

Bedroom 1
9'2" x 8'10"

Bedroom 2
9'2" x 6'10"

Bathroom
7'6" x 5'6"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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SUMMER
HOME

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BEST CHOICE
CHEF'S
SPECIALS

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CCTV in operation
Water

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