



1 Holmfield, Clayton West, Huddersfield, HD8 9LZ

£199,950

bramleys



Tucked away on a quiet side street in the sought-after village of Clayton West, this charming stone-built cottage has been beautifully maintained and offers generous living space with high ceilings throughout. Externally, the home enjoys a private, low-maintenance south facing rear garden along with convenient roadside parking.

Clayton West is a vibrant village, well served by local amenities and surrounded by picturesque countryside walks. It is also ideally placed for commuters, benefiting from excellent public transport links, easy access to nearby towns, swift connections to the M1 motorway. Notably, this property is a stone's throw from highly regarded Kaye's primary school and nursery, the local park and within easy reach of further reputable local schools. This neatly presented three-bedroom end terrace is perfect for first-time buyers or growing families. Newly decorated and with newly fitted carpets throughout, together with a modern kitchen, means this property is ready to move into.

Energy Rating: D



GROUND FLOOR

Kitchen

17'11" x 7'10" (5.46m x 2.39m)

An external door leads into the modern kitchen, having gloss fronted wall, drawer and base units with laminate work surfaces over, and space and plumbing for a washing machine/dishwasher. There is a composite sink with side drainer, tiling to the splashbacks, a four-ring induction hob with an extractor hood over and an electric oven. The kitchen benefits from a particularly spacious understairs storage cupboard/utility, a central heating radiator and a window to the front elevation.

Lounge/Dining Room

12'9" max x 17'11" max (3.89m max x 5.46m max)

The focal point of the room is the beautifully exposed stone feature wall, with a stone mantel and hearth, ideal for an inglenook fireplace. Exposed beams and stone sill add further character. This open space enjoys a raised dining area with stairs leading up to the first-floor landing, and having a central heating radiator, window and external door leading to the rear garden.



FIRST FLOOR

Landing

Having access to the loft via a loft hatch which is useful for further storage, and further access to three bedrooms and the house bathroom.

Bedroom 1

9'1" x 11'2" (2.77m x 3.40m)

A double bedroom, fitted with a central heating radiator and window to the rear elevation.

Bedroom 2

9'6" x 9'1" (2.90m x 2.77m)

A double bedroom, which is fitted with a central heating radiator and a window to the front elevation.

Bedroom 3

8'3" x 5'8" (2.51m x 1.73m)

Having a central heating radiator and window to the rear elevation.



Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and bath with rainfall showerhead attachment. There is tiling to the splashbacks, a central heating radiator and a window to the front elevation.

OUTSIDE:

The front of the property enjoys a pathway leading to the front door and down the side of the house to the rear garden.

To the rear of the property, there is a secure low maintenance patio area, ideal for al-fresco dining or children's play area, with part fenced/part shrub borders. There is also a flagged pathway leading to the side elevation.

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.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the villages of Aspley and Moldgreen. At the lights in Waterloo, keep right and proceed along Penistone Road for 2.3 miles before taking a slight left turn into North Road, heading towards the centre of Kirkburton. Continue along passing through Shelley with Dobbies garden centre on the right hand side, continue on Huddersfield Road (B6116) passing through the village of Skelmanthorpe. Take a slight left into Busker Lane, continuing on the B6116 to its conclusion which then becomes Wakefield

Road (A636). Take a left turn, passing the Shell petrol station on the left hand side and with Dave Collins car tyre shop on the right. After a short distance turn right into Long Lane, which then becomes Scott Hill and then High Street. Turn right into Church Lane, left into Holmfield Road and then second right into Holmfield. The property will be found on the left, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

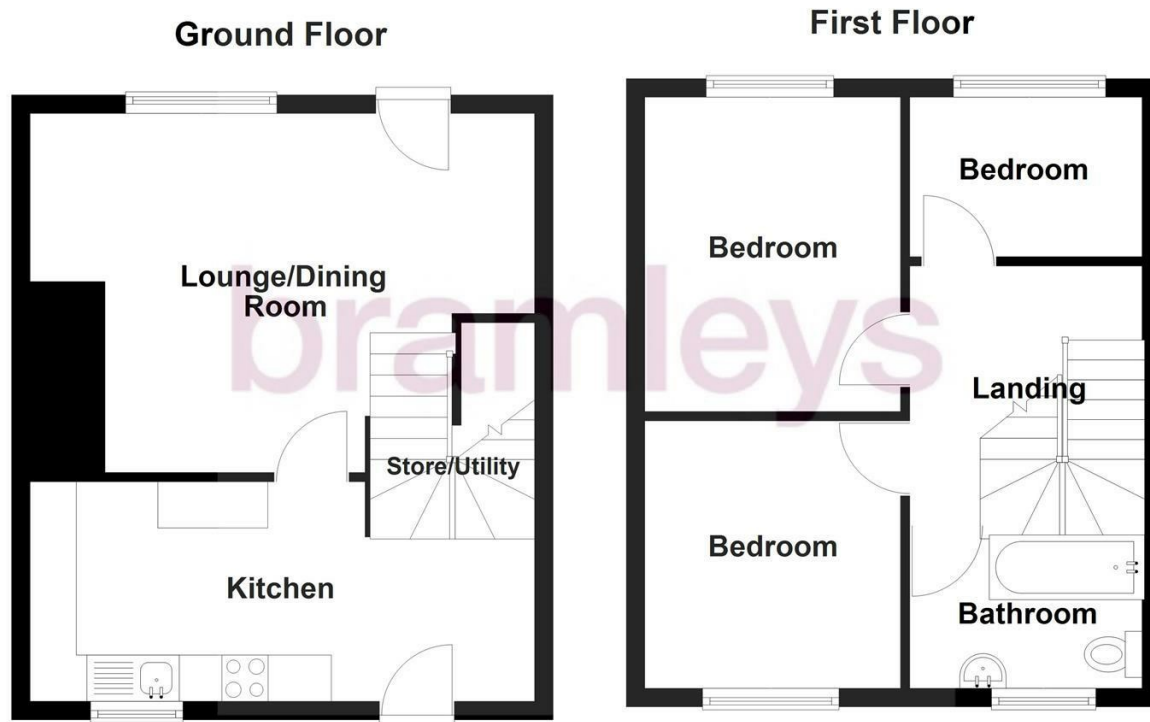
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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