



37 Wakefield Road, Clayton West, Huddersfield, HD8 9PU

£235,000

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Enhanced by a single storey extension and loft conversion, this 4 bedroom semi detached dormer bungalow provides versatile accommodation across two levels. With uPVC double glazing and gas fired central heating, this property occupies a pleasant position, set back from the main road, yet providing convenient access to the centre of Clayton West and nearby towns and villages. Externally the property provides a detached single garage and driveway which provide off road parking, together with gardens to both front and rear. Forming an ideal purchase for the downsizer or young family alike, the property offers further potential to extend (subject to any local planning consents). The property requires an early internal inspection to be truly appreciated. With accommodation comprising:- entrance hall, kitchen, lounge, 3 bedrooms and bathroom to the ground floor, with a further bedroom to the first floor.

Energy Rating: D





## GROUND FLOOR:

Enter the property through an external door into:-

### Lounge

10'5" x 15'3" excluding bay (3.18m x 4.65m excluding bay)

The main focal point of the room is a coal effect gas fireplace set into a complementary fire surround and hearth. There is a uPVC double glazed bay window to the front elevation and 2 central heating radiators.

### Kitchen

9'0" max x 7'9" (2.74m max x 2.36m)

Comprising a range of wall, drawer and base units with granite effect work surfaces, tiled splashbacks and an inset 1.5 pan sink with drainer and mixer tap. There is plumbing for an automatic washing machine, uPVC double glazed window

to the front elevation, central heating radiator and door leading out to the side of the property. The central heating boiler is also located here.

### Bedroom 4

7'11" x 8'0" (2.41m x 2.44m)

Fitted with a set of sliding patio doors which give access to the rear garden and also having a central heating radiator.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, vanity sink unit with cupboard beneath and a timber panelled bath with electric shower over and concertina shower screen. There is a uPVC double glazed window to the side elevation, tiled splashbacks and heated towel rail.

### Bedroom 3

8'1" x 8'8" (2.46m x 2.64m)

With a uPVC double glazed window to the side elevation and central heating radiator.

### Bedroom 1

9'6" x 11'4" (2.90m x 3.45m)

With a uPVC double glazed window to the side elevation and central heating radiator.

### Inner Hallway

With a central heating radiator and staircase rising to the first floor.

### Landing

Providing access to eaves storage.





## Bedroom 2

11'9" x 9'0" (3.58m x 2.74m)

Enjoying a pleasant aspect overlooking fields to the front elevation via a uPVC double glazed window. This room also has a central heating radiator. Please note, this room has restricted head height.

## OUTSIDE:

To the front of the property there is a lawned garden and a driveway which provides off road parking to the side of the property and in turn gives access to the garage. A paved pathway at the side of the property leads to the rear where there is a grassed area, mature shrub borders and paved patio seating area.

## Garage

A single detached garage with up and over door.

## 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, take the next right into Park Road and then immediately left, where the property will be found on the right hand side clearly identified by a 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.

## PLEASE NOTE:

The property is being sold on behalf of a Bramleys employee.







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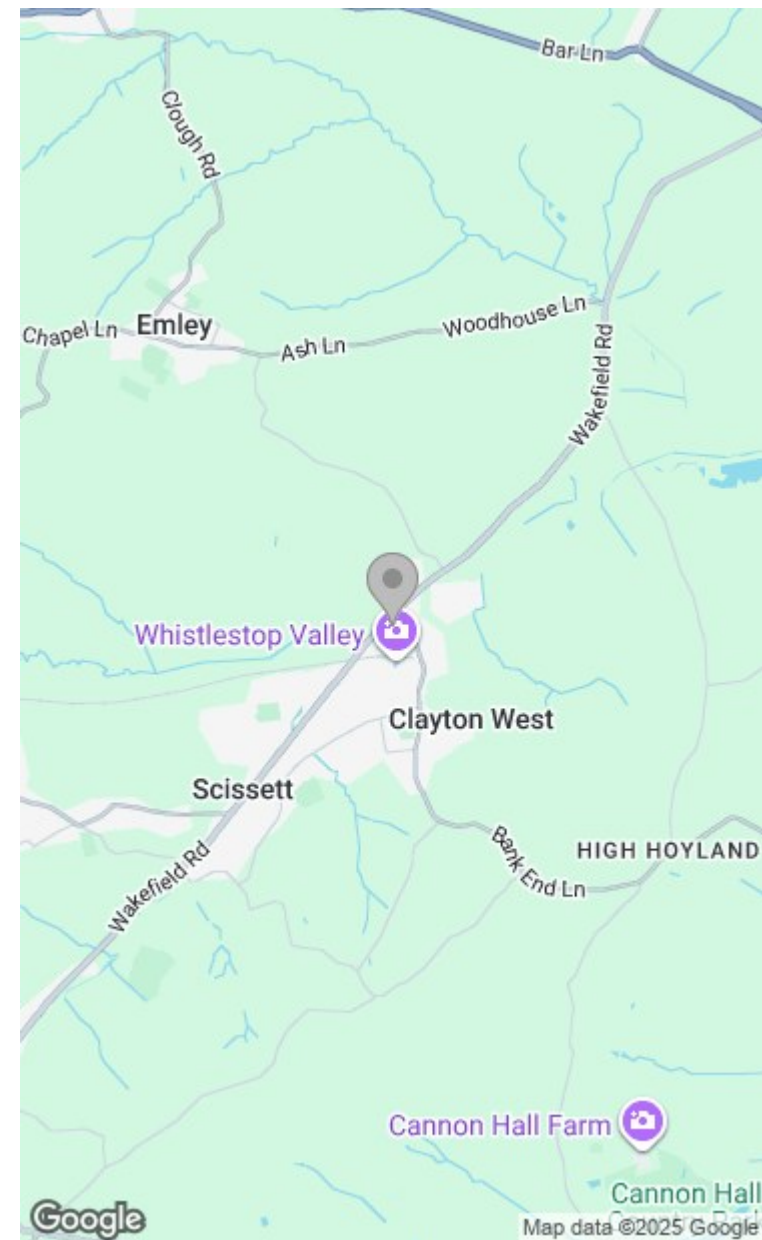
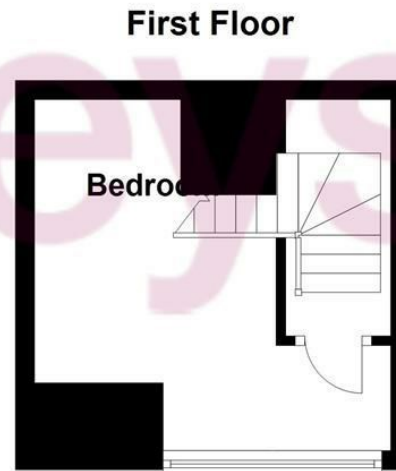
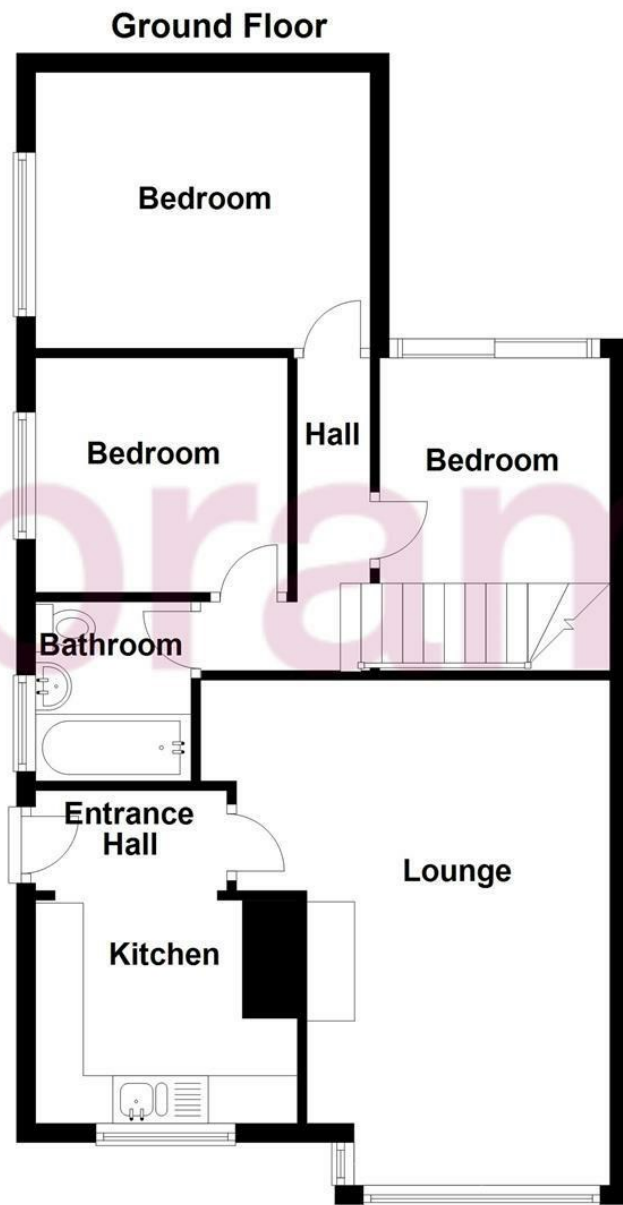


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





**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

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