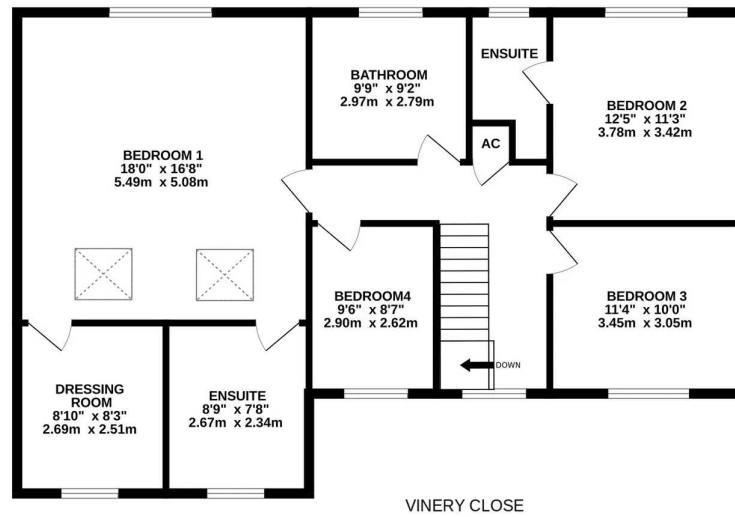
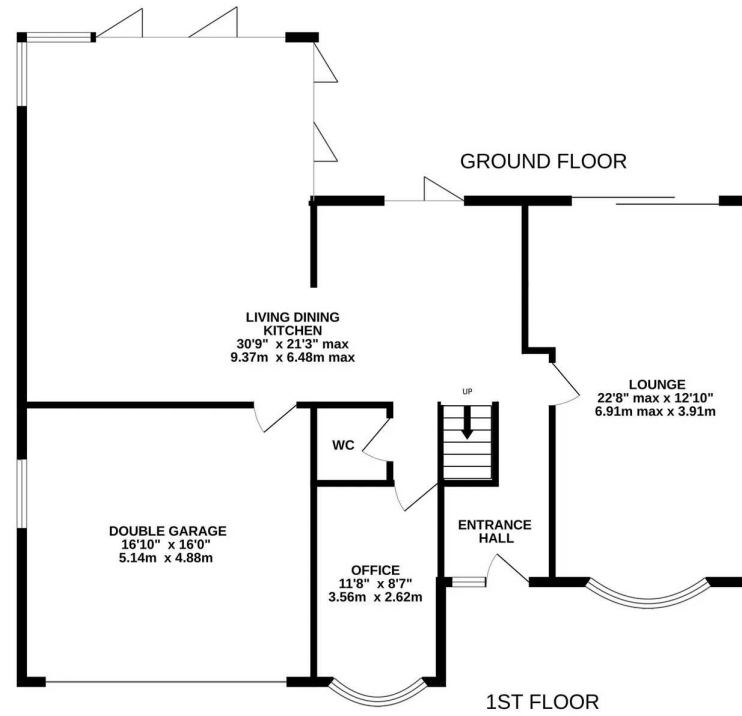




The Laurels, Vinery Close, Clayton West

Huddersfield, HD8 9XH

Offers Over **£600,000**



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The Laurels

Vinery Close, Clayton West,
Huddersfield, HD8 9XH

RARELY DOES A PROPERTY FINISHED TO SUCH AN EXACTING STANDARD BECOME AVAILABLE FOR SALE. THIS SUPERBLY APPOINTED HOME BOASTS A WEALTH OF ACCOMMODATION WHICH IS VERSATILE AND IDEAL FOR THE GROWING FAMILY AND IS COMPLEMENTED BY FABULOUS GARDENS AND PANORAMIC VIEWS ACROSS THE VALLEY TOWARDS EMLEY MOOR.

'THE LAURELS' IS SITUATED IN THE SOUGHT AFTER VILLAGE OF CLAYTON WEST, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

Tenure Freehold.
Council Tax Band E.
EPC Rating TBC.





The property briefly comprises of entrance hall, downstairs WC, bedroom five/home office, dual aspect lounge and impressive open-plan dining-kitchen and family room to the ground floor. To the first floor there are four double bedrooms, and the luxury house bathroom. The principal bedroom with high angled ceiling, dressing room/nursery and en-suite shower room, and bedroom two also having en-suite facilities.

Externally there is a double driveway leading to the integral double garage, there is a garden to the front and a fabulous rear garden with raised terrace, lawn and sunken seating area.

- Five bedrooms
- Integral double garage
- High-end kitchen of German manufacture
- Underfloor heating throughout ground floor



GROUND FLOOR

ENTRANCE HALL

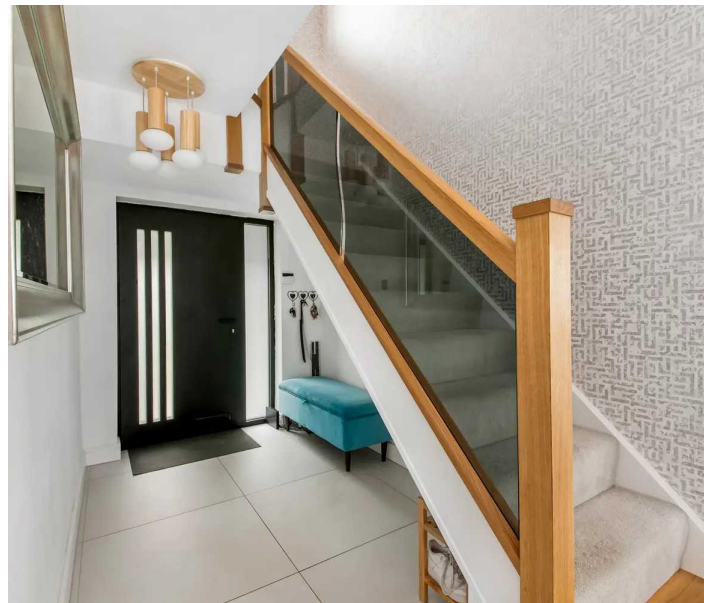
6' 3" x 13' 7" (1.91m x 4.14m)

Enter into the property through a fabulous, triple-glazed, aluminium front door with obscure glazed inserts into the entrance hall. There is attractive, porcelain tiled flooring with underfloor heating, a ceiling light point, an adjoining double-glazed window with obscure glass to the front elevation, and a beautiful oak staircase with bespoke smoked glass balustrade rises to the first floor.

OPEN-PLAN LIVING DINING KITCHEN

30' 9" x 21' 3" (9.37m x 6.48m)

This fabulous space enjoys a great deal of natural light which cascades through three sets of aluminium bi-fold doors, with two to the rear elevation and one to the side elevation, all of which open onto the matching tiled terrace. This impressive room is finished with neutral décor, inset spotlighting to the ceiling, and a continuation of the attractive, porcelain, tiled flooring, again with underfloor heating. The dining area leads seamlessly into the kitchen area, and stylish oak doors provide access to the lounge, home office/bedroom five, downstairs w.c., and integral garage.





KITCHEN AREA

The kitchen features a range of high-end, German-manufactured, fitted wall and base units with ceramic handleless cupboard fronts and complementary Caesarstone obsidian quartz work surfaces, which incorporate a single-bowl, brushed copper Caple sink unit with matching mixer tap. There are high-quality, built-in appliances, including a NEFF Slide & Hide waist-level oven, a combination microwave oven with warming drawer, a soft-touch dishwasher (all with WiFi compatibility), and integrated tall standing fridge and freezer units. The focal point is the beautiful breakfast island, again with Caesarstone work surfaces, incorporating a Bora induction hob with downdraft extraction. There are soft-closing doors and drawers, a bank of storage units, fabulous mirrored splashbacks, a bespoke, ceramic, integrated display shelving unit with remote-controlled strip and cornice lighting over, integral bin storage, corner carousel units, pull-out larder unit, and under-unit LED recess lighting.



FAMILY AREA

The family area enjoys two banks of aluminium bi-fold doors to the rear and side elevations, offering fabulous open-aspect views across the valley and towards Emley Moor Mast. There is a roof lantern with self-cleaning glass, which provides the room with a great deal of natural light, and a corner bank of windows for uninterrupted views. The attractive, porcelain, tiled flooring continues through from the kitchen area, again with underfloor heating, and there are remote controlled blinds.

DINING AREA

The dining area has ample accommodation for dining facilities to cater for multiple guests. There is a bank of aluminium bi-fold doors to the rear elevation which provide direct access to the fabulous terrace, offering stunning open-aspect views across the valley towards Emley Moor. Again, there is attractive, porcelain, tiled flooring with underfloor heating, and inset spotlighting to the ceilings.

DOWNSTAIRS W.C.

4' 10" x 3' 9" (1.47m x 1.14m)

The attractive, porcelain, tiled flooring with underfloor heating continues through from the open-plan living dining kitchen into the downstairs w.c., which features a high-quality, contemporary, matte black two-piece suite, comprising of a wall-hung low-level w.c. with concealed cistern and push-button flush, and a broad wash hand basin with brushed gold Monobloc mixer tap over. There are stylish tiles to the walls, a recessed display shelf with LED lighting, a ceiling light point, an extractor fan, and a matching brushed gold ladder-style radiator.





HOME OFFICE / BEDROOM FIVE

11' 8" x 8' 7" (3.56m x 2.62m)

This versatile space can be utilised in a variety of ways, including accommodating a double bed with ample space for freestanding furniture. The room features a double-glazed bay window with oak sill to the front elevation, a central ceiling light point, and underfloor heating.

LOUNGE

22' 8" x 12' 10" (6.91m x 3.91m)

The lounge is a generously proportioned reception room, which again enjoys a great deal of natural light and open-aspect views courtesy of dual-aspect windows including a bank of bay windows with oak sills to the front elevation and aluminium sliding doors to the rear elevation. The lounge also features two ceiling light points, three wall light points, a stylish feature wall with oak panelling, and the focal point of the room is the living flame effect gas fireplace with limestone mantel surround and a granite inset and hearth.





INTEGRAL DOUBLE GARAGE

16' 0" x 16' 10" (4.88m x 5.13m)

The garage features an electric, remote-controlled, up-and-over door, lighting and power in situ, and high-quality QuickStep laminate flooring. The double garage, currently used as a utility area, features a bank of high-quality fitted wall and base units with complementary work surfaces over, incorporating a one-and-a-half-bowl, stainless-steel sink and drainer unit with brushed chrome pull-out hose mixer tap. There is plumbing for a washing machine and space for a tumble dryer, tall standing pantry units, and under-unit lighting. There is a double-glazed window with obscure glass to the side elevation, an EV charging point, and the garage houses the property's 32kW Veissmann boiler with remote functionality and a 9-year warranty.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the galleried first-floor landing. There is an oak banister with smoked glazed balustrade, a double-glazed window with oak sill to the front elevation, a vertical column radiator, a ceiling light point, and a chandelier light point. Oak doors provide access to four generously proportioned double bedrooms, the luxury house bathroom, and enclosing a useful toiletry cupboard.

BEDROOM ONE

18' 0" x 16' 8" (5.49m x 5.08m)

Bedroom one is an impressive, generously proportioned double bedroom with a striking, vaulted ceiling (14' at the highest point) featuring two velux windows with electric black-out blinds, and LED strip lighting. The room features a bank of double-glazed, aluminium windows to the rear elevation, which take full advantage of the elevated position of the property with breath-taking, open-aspect views across the valley and of open countryside. There is a central ceiling light point, two vertical column radiators, and the principal bedroom benefits from en-suite shower room facilities and dressing room/nursery.

BEDROOM ONE EN-SUITE SHOWER ROOM

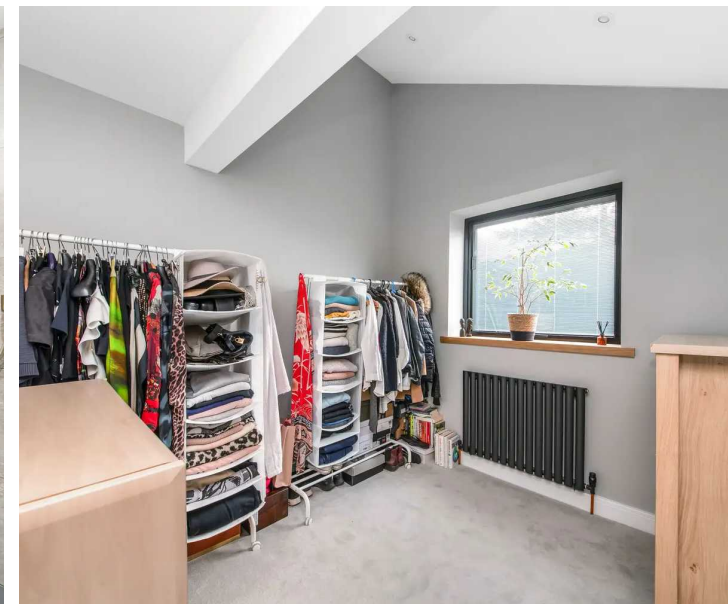
8' 9" x 7' 8" (2.67m x 2.34m)

The en-suite shower room features a fabulous, high-quality, matte black three-piece suite which includes a wall-mounted, low-level w.c. with concealed cistern and push-button flush, a broad wash hand basin set upon a floating vanity unit with wall-mounted brushed gold mixer tap, and a wetroom style shower cubicle with fixed glazed shower guards, rainfall showerhead, and separate handheld attachment. There is attractive tiled flooring with underfloor heating, tiling to the walls, inset spotlighting to the ceiling, a matching brushed gold ladder-style radiator, an extractor fan, and a double-glazed aluminium window with integral blinds to the front elevation.

BEDROOM ONE DRESSING ROOM / NURSERY

8' 3" x 8' 10" (2.51m x 2.69m)

This versatile space can be utilised in a variety of ways, including as a second home office, walk-in wardrobe/dressing room, or nursery. There is a fantastic high-angled ceiling with inset spotlighting, a double-glazed aluminium window with integral blinds and oak sill to the front elevation, and a vertical column radiator.





BEDROOM TWO

11' 3" x 12' 5" (3.43m x 3.78m)

Bedroom two is a generously proportioned, light and airy double bedroom with fitted wardrobes and ample space for freestanding furniture. There is a ceiling light point, a radiator, a bank of double-glazed aluminium windows with oak window sill to the rear elevation, taking full advantage of the pleasant views towards Emley Moor, and en-suite shower room facilities.

BEDROOM TWO EN-SUITE SHOWER ROOM

4' 6" x 9' 0" (1.37m x 2.74m)

The en-suite shower room features a contemporary white three-piece which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a broad wall-hung wash hand basin with chrome Monobloc mixer tap, and a wall-mounted low-level w.c. with concealed cistern and push-button flush. There is attractive tiled flooring and tiling to the walls, inset spotlighting to the ceilings, a double-glazed aluminium window with integral blinds to the rear elevation, and a stylish wall-mounted ladder-style radiator.



BEDROOM THREE

10' 0" x 11' 4" (3.05m 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 with oak sill to the front elevation, a vertical column radiator, and a ceiling light point.

BEDROOM FOUR

9' 6" x 8' 7" (2.90m x 2.62m)

Bedroom four is currently utilised as a home office but can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows with oak sill to the front elevation, a vertical column radiator, and a ceiling light point.

HOUSE BATHROOM

9' 9" x 9' 2" (2.97m x 2.79m)

The luxury house bathroom features a modern contemporary four piece suite which includes a wet room style shower cubicle with thermostatic shower, a broad wash hand basin with wall mounted mixer tap set upon a floating vanity shelf, a low level WC with concealed cistern and push button flush and a fabulous, freestanding, double ended bath tub with floor mounted shower-head mixer tap. There are attractive contrasting tiled walls, and tiled flooring, inset spotlighting to the ceilings, an extractor fan and a wall mounted ladder style radiator. The house bathroom features a recessed display shelf with inset LED lighting and a bank of double glazed windows with inset blinds which take full advantage of the pleasant open views to the rear.





EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a double driveway providing off-street parking and leads to the integral double garage. The front garden is laid to lawn with well stocked flower and shrub beds. There is external lighting and a pathway that leads to the rear gardens.

REAR GARDEN

Externally to the rear, the property boasts a fabulous raised terrace with stylish porcelain tiles, attractive hand rail and smoke glass balustrade which is an ideal space for al fresco dining and barbecuing, and offers fabulous panoramic views towards Emley Moor. There are external lights and external plug points, and the terrace seamlessly leads to the main lawn area, where there is a sunken seating area which is sheltered and creates a great space for enjoying evening entertainment. There is lighting and power to this area.

Driveway

2 Parking Spaces





Additional Information

The 32kW Veissmann boiler in the garage is operated via remote control and is under a 9-year warranty.

VIEWING

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

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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