



46 Bilham Road, Clayton West
Huddersfield, HD8 9PA

Offers in Region of **£325,000**





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A SUPERBLY PRESENTED, THREE BEDROOM, DOUBLE FRONTED, SEMI-DETACHED, CHARACTERFUL COTTAGE SITUATED ON THE AFFLUENT ADDRESS OF BILHAM ROAD, CLAYTON WEST. OFFERING A WEALTH OF ACCOMMODATION ACROSS TWO FLOORS, WITH A MODERN, CONTEMPORARY INTERIOR BLENDED WITH PERIOD FEATURES. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The ground floor accommodation briefly comprises of open-plan dining kitchen, dual aspect lounge and garden room with bifold doors providing access to the gardens. To the first floor there are three bedrooms, the house bathroom and with en-suite facilities and fitted furniture to bedroom one. Externally there is a low maintenance raised side garden to the front, a shared drive down the side of the property that leads to a driveway and detached garage. The rear garden is enclosed with flagged patio area ideal for alfresco dining and a level lawn.

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



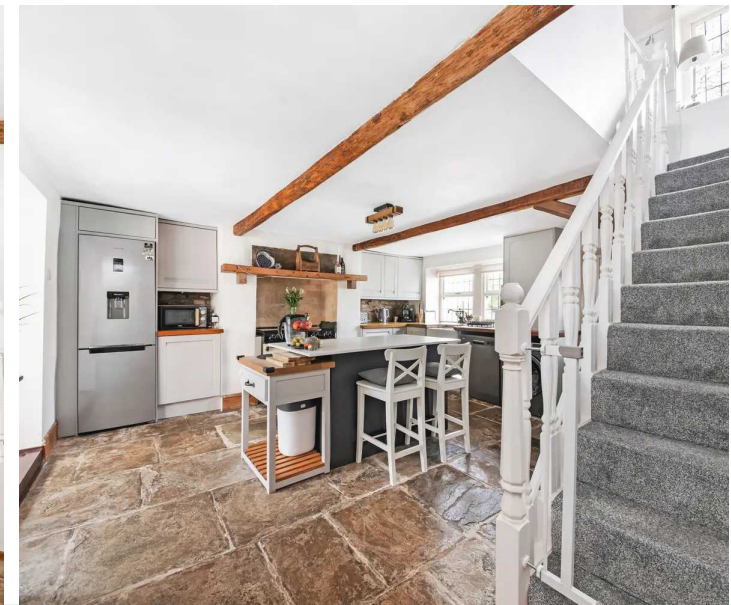
GROUND FLOOR

OPEN-PLAN DINING KITCHEN

16' 0" x 15' 4" (4.88m x 4.67m)

Enter into the property through a fabulous, timber and glazed front door into the open-plan dining kitchen room, which enjoys a great deal of natural light courtesy of the bank of double-glazed, hardwood, mullioned windows to the front elevation and the double doorway to the rear elevation which provides borrowed light from the garden room. The room is brimming with charm and character, with fabulous exposed Yorkshire stone flagged flooring and exposed timber beams to the ceilings. There is a staircase with wooden banister and twin spindle balustrade rising to the first floor and providing useful understairs storage, a multi-panel timber and glazed door providing access to the lounge, a ceiling light point, and a radiator.

The kitchen features a wide range of fitted wall and base units with shaker-style handleless cupboard fronts and complementary oak work surfaces over which incorporate a ceramic Belfast sink unit with chrome mixer tap. There is a recessed area in the chimney breast which offers space for a five-ring range cooker, plumbing and provisions for an automatic washing machine and dishwasher, space for a tall standing fridge freezer unit, and the centrepiece of the open-plan dining kitchen room is the breakfast island with space for informal dining and cupboards beneath. There are exposed stone walls, display shelving, and provisions for under-unit lighting.





LOUNGE

16' 0" x 11' 0" (4.88m x 3.35m)

The lounge is a generously proportioned, dual-aspect reception room with a window to the front elevation and a bank of double-glazed mullioned windows to the rear elevation. The room features exposed timber beams to the ceiling, a central ceiling light point, two radiators, and the focal point of the room is the inglenook fireplace with cast-iron log burning stove set upon a raised tile and stone hearth. There is a cottage-style door which encloses the utilities.

GARDEN ROOM

16' 6" x 8' 9" (5.03m x 2.67m)

The garden room is accessed via a double doorway in the open-plan dining kitchen. This space enjoys a fabulous aspect of the property's gardens through the double-glazed, bi-fold doors with adjoining windows to the rear elevation. There are two skylight windows and a bank of windows to the side elevation, which provide a great deal of natural light. The garden room is currently utilised as a snug and formal dining room, but could be utilised in a variety of ways. There is a ceiling light point, inset spotlighting, two radiators, high-quality flooring, and a pedestrian access door to the rear elevation which provides direct access to the gardens.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the open-plan dining kitchen, you reach the landing. There is a bank of double-glazed, mullioned windows to the front elevation, a partly exposed timber beam, a ceiling light point, and multi-panel timber doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

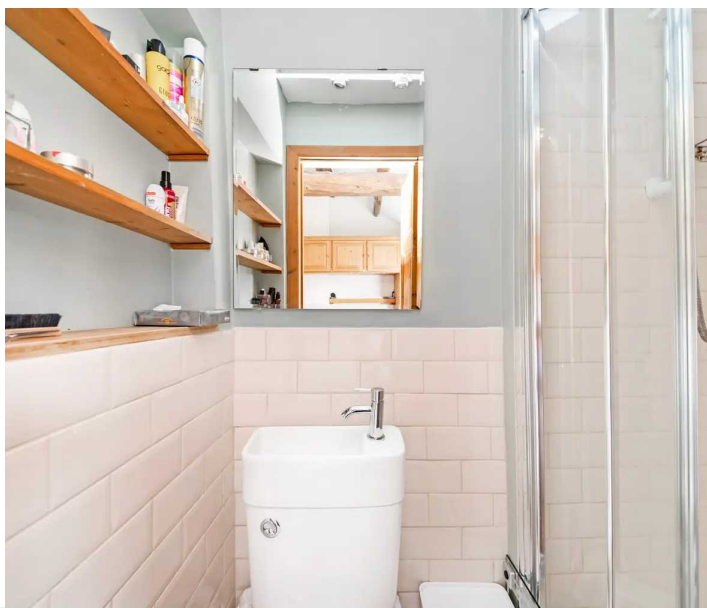
10' 5" x 12' 6" (3.18m x 3.81m)

Bedroom one is a generously proportioned, light and airy double bedroom with impressive high-angled ceiling with exposed timber truss, beams and batons on display. There is a bank of double-glazed mullioned windows with leaded detailing to the rear elevation which offer a pleasant view of the property's gardens and of rolling countryside beyond. There is a wall light point, a radiator, a cottage-style door enclosing a useful bulkhead storage cupboard, and a multi-panel concertina door providing access to the en-suite shower room. Bedroom one is also furnished with fitted wardrobes with overhead cabinets and recessed spot lighting.

BEDROOM ONE EN-SUITE SHOWER ROOM

5' 9" x 2' 7" (1.75m x 0.79m)

The en-suite shower room features a modern two-piece suite which comprises of a low-level w.c. with push-button flush and which incorporates a wash hand basin with chrome Monobloc mixer tap above the cistern, and a fixed frame shower cubicle with thermostatic shower. There is brick-effect tile flooring, high-gloss brick-effect tiling to the splash areas and to dado height, recessed spot lighting to the ceiling, and recessed shelving.





BEDROOM TWO

10' 6" x 11' 3" (3.20m x 3.43m)

Bedroom two is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the rear elevation, offering pleasant open-aspect views over nearby fields, and high-angled ceiling with exposed timber beams. There is a ceiling light point and a radiator.

BEDROOM THREE

6' 10" x 7' 6" (2.08m x 2.29m)

Bedroom three is currently utilised as a nursery but could accommodate a single bed or be adapted for a home office. The room has exposed timber beams to the ceiling, a double-glazed hardwood window with leaded detailing to the front elevation, and a radiator.

HOUSE BATHROOM

8' 10" x 5' 7" (2.69m x 1.70m)

The house bathroom features a modern three-piece suite which comprises of a panel bath with chrome mixer tap, thermostatic rainfall shower over, separate handheld attachment and glazed shower guard, a low-level w.c. with push-button flush, and a broad wall-hung wash hand basin with vanity cupboard beneath and chrome Monobloc mixer tap. There is tiled flooring and attractive tiling to the walls, a chrome ladder-style radiator, a ceiling light point, and a double-glazed window with leaded detailing and tiled surround to the front elevation. There house bathroom features an impressive, high-angled ceiling with partly-exposed timber truss and beams.



EXTERNAL

FRONT GARDEN

Externally to the front, the property is situated off Bilham Road and accessed via a beautiful Yorkshire stone flagged pathway with stairs which lead to the elevated front yard with well-stocked shrub bed, external light, external tap, and door leading into the open-plan dining kitchen. The driveway to the property is accessed via a shared driveway and is situated to the rear of the property, then leading to the detached garage. There is a pedestrian gate which also leads to the rear gardens.

REAR GARDEN

Externally to the rear, there is an enclosed, Indian stone flagged patio which is an ideal space for al fresco dining and barbecuing and leads to a raised, flat lawn area with attractive dry-stone wall boundaries and flower and shrub beds. There is an external light and further hardstanding at the top of the garden which could be utilised as a space for enjoying the afternoon and evening sun or for a shed/summerhouse.

GARAGE

The detached garage (8'9" x 17'10") features an electric, remote controlled, roller shutter door. There is lighting and power in situ, a double-glazed skylight window, ample additional storage available in the rafters, and fitted shelving to the rear.





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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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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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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