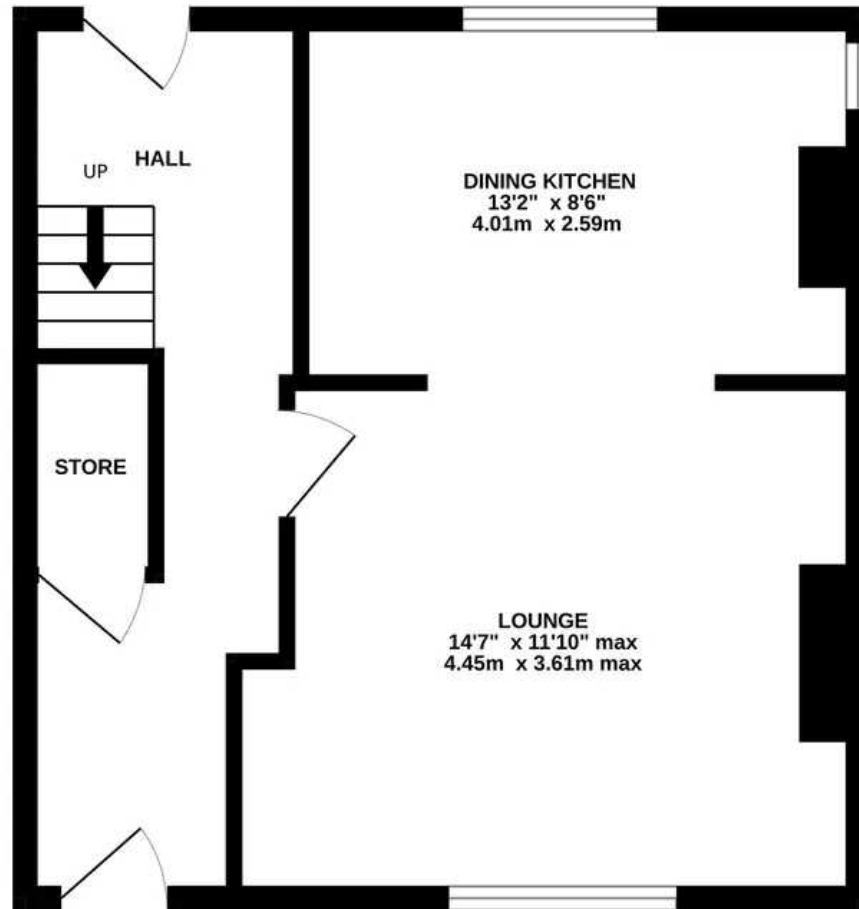




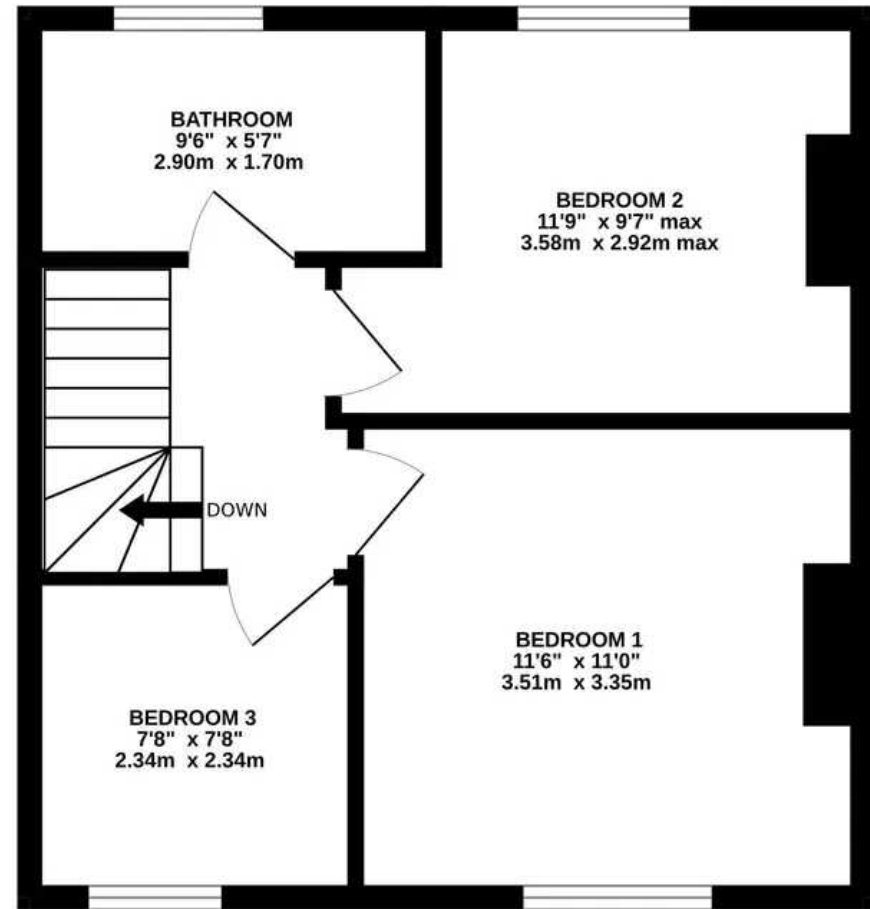
3 Holmfield, Clayton West
Huddersfield, HD8 9LZ

Offers Over **£220,000**

GROUND FLOOR

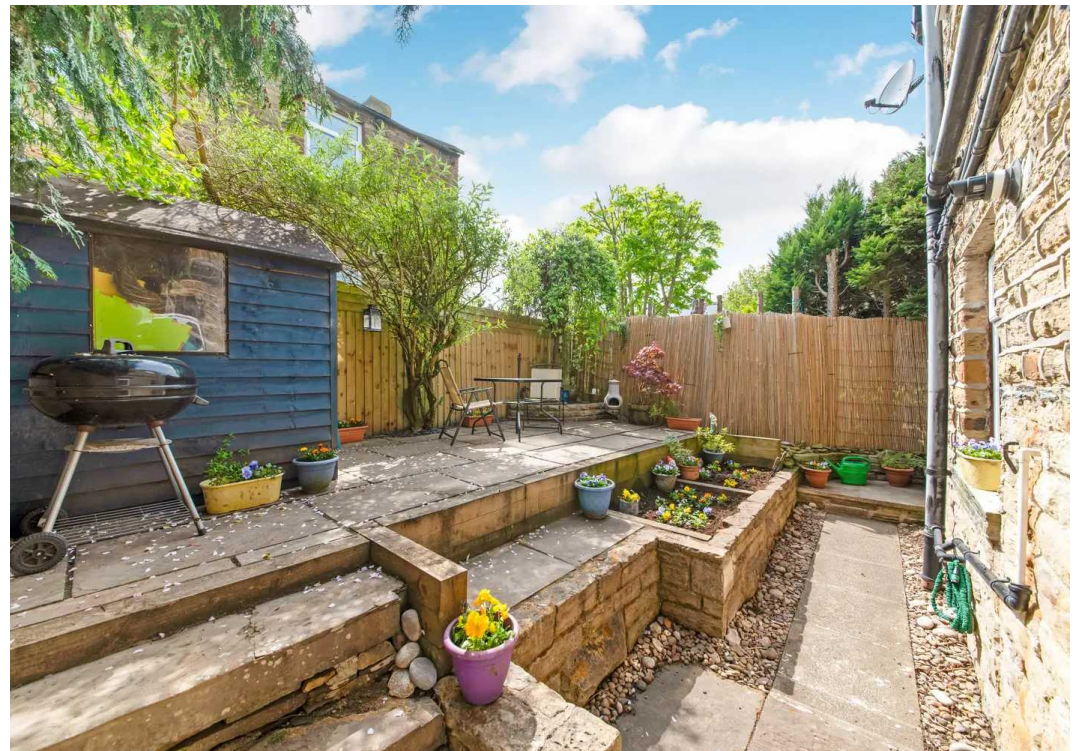


1ST FLOOR



HOLMFIELD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Holmfield

Clayton West, Huddersfield, HD8 9LZ

A SUPERBLY PRESENTED, THREE BEDROOM, STONE CONSTRUCTION COTTAGE, NESTLED IN A QUIET, TUCKED AWAY POSITION IN THE SOUGHT AFTER VILLAGE OF CLAYTON WEST. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. BRIMMING WITH CHARM AND CHARACTER FEATURES INCLUDING EXPOSED TIMBER BEAMS AND BATONS, AN INGLENOOK STONE FIREPLACE WITH LOG BURNING STOVE AND PRIVATE LOW MAINTENANCE GARDEN TO THE REAR.

The property accommodation briefly comprises of entrance hall, lounge and open-plan dining kitchen room to the ground floor. To the first floor there are three well proportioned bedrooms and the house bathroom with four piece suite. Externally to the front, the property is accessed from the lane and to the rear is a low maintenance garden with raised flower and shrub beds and a flagged patio ideal for alfresco dining and sitting out. Early viewings are advised to avoid missing the opportunity to acquire the superb home.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.



GROUND FLOOR

ENTRANCE HALL

22' 2" x 5' 9" (6.76m x 1.75m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts into the entrance hall. There is attractive tiled flooring, a decorative dado rail, a ceiling light point, a radiator, and a staircase with wooden banister and traditional spindle balustrade rises to the first floor. Multi-panel timber doors provide access to a useful understairs storage cupboard and into the lounge, while a double-glazed external door with obscure glazed inserts to the rear elevation provides access to the rear garden.

LOUNGE

11' 10" x 14' 7" (3.61m x 4.45m)

The lounge is a generously proportioned, light and airy reception room, brimming with charm and character due in part to the exposed timber beams and batons to the ceiling. There is a double-glazed window to the front elevation, attractive high-quality flooring, a ceiling light point, a radiator, and the focal point of the room is the inglenook stone fireplace with Clearview Dunsley, log-burning, cast iron stove set upon a raised stone hearth. A double arch doorway then proceeds into the open-plan dining kitchen.





OPEN-PLAN DINING KITCHEN

13' 2" x 8' 6" (4.01m x 2.59m)

The high-quality flooring continues through to the open-plan dining kitchen, which enjoys a great deal of natural light through the dual-aspect, double-glazed windows to the rear and side elevations. There are exposed timber beams and batons to the ceiling light point, a radiator, high-gloss brick-effect tiling to the splash areas, a pleasant view of the rear gardens from the rear window, and the dining kitchen houses the property's wall-mounted combination boiler. The kitchen features a wide range of fitted base units with shaker-style cupboard fronts and complementary solid oak work surfaces over, which incorporate a fabulous Belfast ceramic sink unit of Villeroy & Boch manufacture with brushed copper mixer tap. The kitchen is well-equipped with space for a gas cooker with canopy-style cooker hood over, space and provisions for an automatic washing machine, an integral Lamona dishwasher, and space for a tall standing fridge freezer unit.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Multi-panel timber doors provide access to three bedrooms and the house bathroom, and there is a ceiling light point and a decorative dado rail.

BEDROOM ONE

11' 6" x 11' 0" (3.51m x 3.35m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a double-glazed window to the front elevation, a central ceiling light point, a radiator, and alcoves ideal for freestanding or fitted furniture to either side of the chimney breast.

BEDROOM TWO

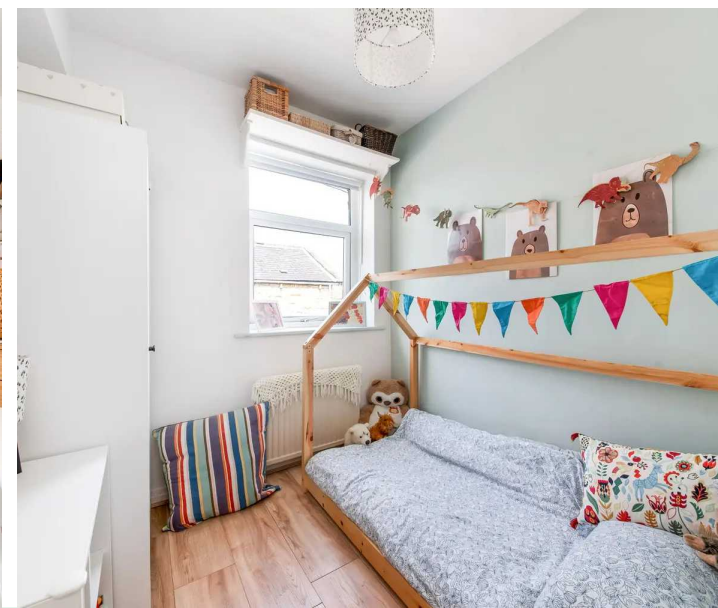
9' 7" x 11' 9" (2.92m x 3.58m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed window to the rear elevation, a ceiling light point, a decorative dado rail, and a radiator. The room also benefits from fitted shelving.

BEDROOM THREE

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

Bedroom three is a generously proportioned single bedroom which could be utilised as a home office or nursery. The room enjoys a great deal of natural light courtesy of a double-glazed window to the front elevation, and features high-quality flooring, a ceiling light point, and a radiator.





HOUSE BATHROOM

5' 7" x 9' 6" (1.70m x 2.90m)

The house bathroom is sure to impress, featuring a contemporary four-piece suite comprising of a panel bath, low-level w.c., a broad-winged wash hand basin set upon a vanity unit with chrome Monobloc mixer tap, and a quadrant-style shower cubicle with electric Mira Go shower. There is attractive, high-gloss, brick-effect tiling to the walls, high-quality flooring, recessed spotlighting to the ceiling, an extractor fan, a radiator, a useful storage cupboard over the bulkhead for the stairs, and a double-glazed window with obscure glass to the rear elevation.

EXTERNAL

FRONT GARDEN

The property is located off Holmfield Road, and features a pathway down the side of the property which leads to the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys a private low-maintenance garden which features raised flower and shrub beds and a stone flagged patio area which is an ideal space for al fresco dining and barbecuing. There is a hard standing for a garden shed, fenced boundaries, an external tap, and an external light.



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:

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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.

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

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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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



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