BUTCHER RESIDENTIAL
DENBY DALE

FOR SALE

Whinmoor Drive, Clayton West, Huddersfield, HD8 9QA

HOUSE STYLE	Detached House
RECEPTION ROOMS	3
BEDROOMS	4
EPC RATING	71
NO VENDOR CHAIN	

WELL PROPORTIONED FOUR BED DETACHED FAMILY HOME - ENJOYING MOST DESIRABLE FRINGE OF DEVELOPMENT SETTING - WELL PLACED FOR DAILY COMMUTING AND ALSO ACCESSING DELIGHTFUL SURROUNDING COUNTRYSIDE - SERVED BY EXCELLENT LOCAL AMENITIES INCLUDING SCHOOLS, SHOPS, BARS AND RESTAURANTS

This impressively proportioned detached family home enjoys a desirable fringe of development setting, resulting in a fine outlook to the rear over the local park/cricket pitch whilst its position also makes it ideal for anyone wishing to access major West and South Yorkshire centres on a daily basis. Offered to the market with NO VENDOR CHAINS, it further benefits from gas fired central heating, uPVC double glazing and offers accommodation extending to entrance hall, cloakroom/WC, generous front facing lounge, separate rear facing dining room, breakfast kitchen with integrated appliances, utility room, four first floor bedrooms with en-suite shower room to bedroom one, family bathroom, gardens to front and rear, driveway leading to integral single garage.

£270,000

Zoopla.co.uk rightmove.co.uk PrimeLocation

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Property Details

GROUND FLOOR

ENTRANCE HALLWAY
This well proportioned entrance hall exhibits ceramic tiling to the floor, there is a single panel radiator and access in turn is offered to the following.

CLOAKROOM/WC
5' 1" x 2' 9" (1.55m x 0.84m) Providing a to piece suite in white comprising of a corner wash hand basin and low flush WC. There is also a radiator, extractor fan and ceramic tiling to the floor.

LOUNGE
10' 11" x 18' 7" (3.33m x 5.66m) The latter measurement of this very well proportioned principle room is taken into the front facing bay window, the room also exhibits coving to the ceiling, there is oak effect laminate flooring, a TV aerial point and both single and double banked heating radiators. Double internal doors then provide access through to the dining room.

DINING ROOM
10' 11" x 9' 8" (3.33m x 2.95m) This rear facing reception room enjoys an outlook over the rear garden, there is ceramic tiling to the floor, a radiator and uPVC double glazed French doors which of course provide access to the rear garden.

BREAKFAST KITCHEN
14' 4" x 9' 9" (maximum) (4.37m x 2.97m) This very well proportioned family orientated kitchen provides a range of beech effect fronted units comprising of an inset one and a half bowl stainless steel sink unit with cupboards under, there are further base and wall mounted units and also a good expanse of worktop surfaces having ceramic tiling to the surrounds. There is further tiling to the floor, plumbing facilities for an automatic washing machine, a useful under stairs store and the sale will also include the integrated stainless steel double oven, four ring gas hob and extractor unit.

UTILITY ROOM
5' 1" x 5' 1" (1.55m x 1.55m) Having a side facing access door, expanse of worktop surface with stainless steel sink unit, there is also tiling to the floor, plumbing facilities for an automatic washing machine and a radiator.

FIRST FLOOR

BEDROOM 1
16' 7" x 11' 2" (5.05m x 3.4m) A very well proportioned principle bedroom having a front facing window and also providing a single panel radiator.

EN-SUITE SHOWER ROOM
5' 11" x 5' 8" (1.8m x 1.73m) Providing a three piece suite in white comprising of a tiled shower cubicle with Thermostatic shower, vanity wash hand basin and low flush WC. Single panel radiator.

BEDROOM 2
14' 2" x 9' 4" (4.32m x 2.84m) This rear facing double bedroom provides a single panel radiator and enjoys a most pleasant outlook over the park and cricket pitch to the rear.

BEDROOM 3
11' 4" x 9' 4" (3.45m x 2.84m) Once again having a rear facing window and single panel radiator.

BEDROOM 4

11' 5" x 8' 3" (3.48m x 2.51m) With front facing window and single panel radiator

FAMILY BATHROOM

8' 2" x 4' 11" (2.49m x 1.5m) Having ceramic tiling to two walls and providing a three piece suite in white comprising of a panelled bath with shower screen and mixer tap/shower attachment over, pedestal wash hand basin and low flush WC. There is also a single panel radiator.

LANDING

Having a loft access facility, coving to the ceiling and also built in airing cupboard which contains the lagged hot water cylinder.

OUTSIDE

There is an open plan garden to the front whilst the driveway provides parking facilities and leads in turn to the INTEGRAL SINGLE GARAGE having internal measurements of 15' 11" x 8' 4" and further benefiting from light and power supplies. To the rear of the property is a principally lawned garden enclosed by timber fencing.

SERVICES
All mains are laid to the property.

HEATING
A gas fired heating system is installed.

DOUBLE GLAZING
The property benefits from uPVC sealed unit double glazing.

TENURE
We are awaiting confirmation of the tenure of the property.

DIRECTIONS
From our Denby Dale office proceed down Wakefield Road through Kitchenroyd and Scissett into Clayton West. Shortly before leaving Clayton West and just after the junction with New Lane on the right take the first turning right to enter the Whinmoor Drive development, the property being found in the cul-de-sac setting on the right hand side.

IB/LK
DRAFT BROCHURE NOT YET VERIFIED

For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk

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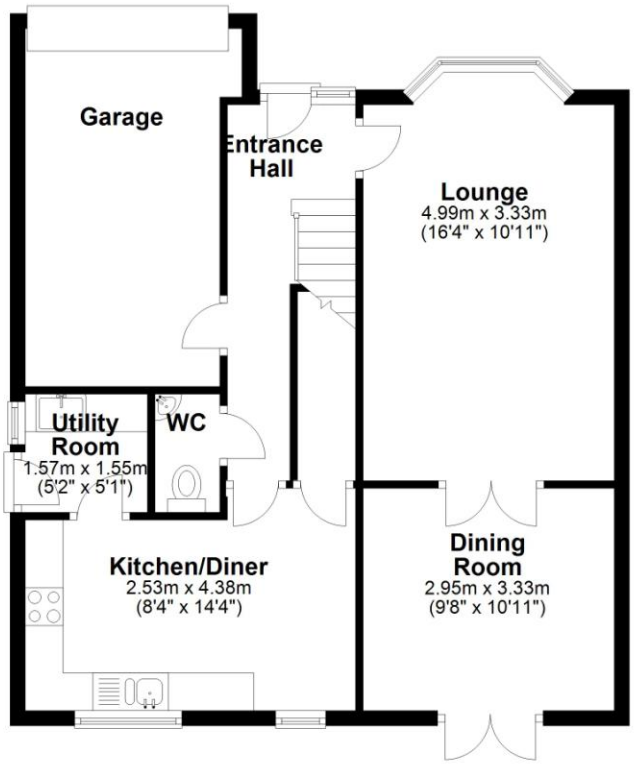
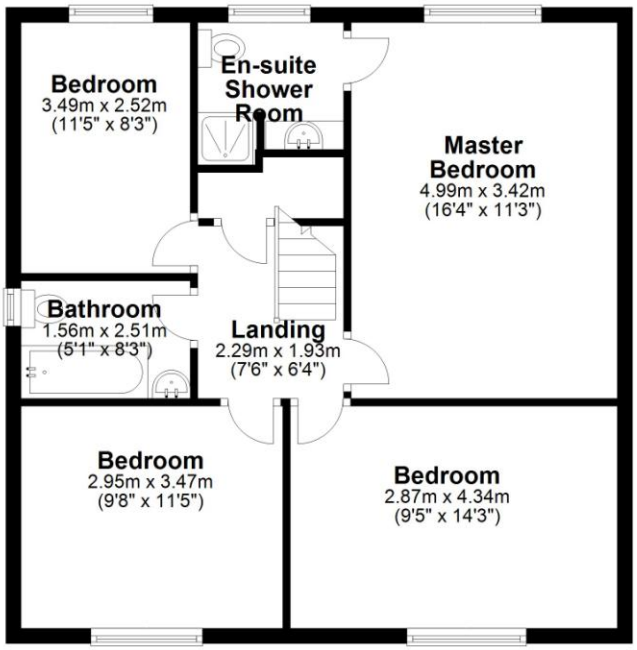
Ground Floor
Approx. 65.8 sq. metres (708.4 sq. feet)



First Floor
Approx. 64.2 sq. metres (691.0 sq. feet)



Total area: approx. 130.0 sq. metres (1399.3 sq. feet)