

BOULTONS

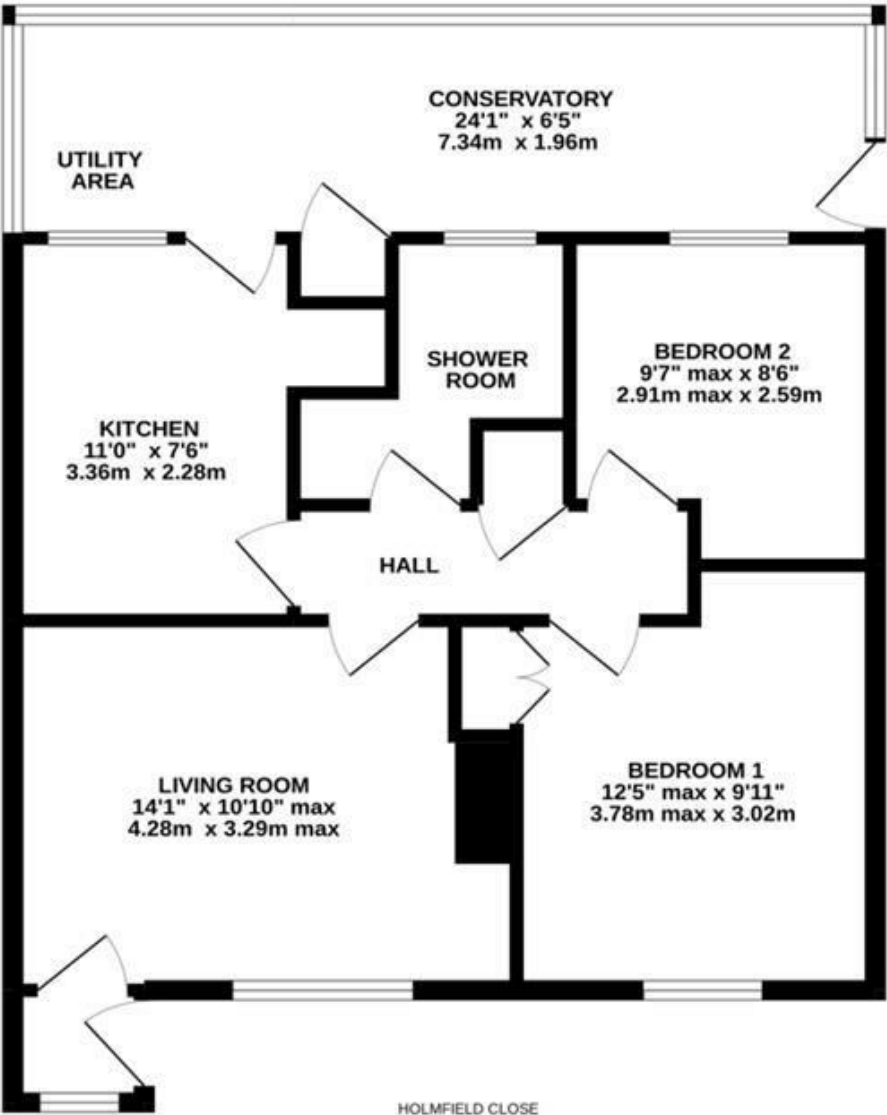
54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



15 Holmfield Close
Clayton West, Huddersfield, HD8 9NF

Offers Around £225,000

2 1 1



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.
Made with Metropex ©2022



- CHARTERED
SURVEYORS
- AUCTIONEERS
- ESTATE
AGENTS
- VALUERS
- LETTING AND
MANAGEMENT
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



Well located in the charming and popular village of Clayton West, this attractive semi-detached true bungalow is a rare find.

The property is situated on Holmfield Close, a popular location known for its close proximity to an abundance of amenities and within easy reach of open countryside and the M1 motorway network.

Offered with no onward chain, this home is in turn-key condition, making it an ideal choice for those looking to move in without the hassle of renovations. The interior boasts modern fixtures and fittings, ensuring a contemporary living experience that meets the needs of today's lifestyle.

One of the standout features of this bungalow is its generous garden plot. The established gardens provide a pleasant outdoor space, perfect for relaxation or entertaining guests. Additionally, there is ample parking available, a valuable asset for any home.

This property presents an excellent opportunity for anyone seeking a comfortable and convenient home in a delightful village setting. Whether you are a first-time buyer, downsizing, or looking for a peaceful retreat, this bungalow is sure to impress. Don't miss the chance to make this lovely property your own.

ACCOMMODATION

ENTRANCE

Enter into the property through a multi-panel timber and glazed front door into the Entrance Porch. There is a double-glazed window to the front elevation. A door provides access to the Lounge and there is a cupboard which houses the gas and electric meters.

LOUNGE

14'1" x 10'10"

The Lounge is a light and airy reception room, which features a bank of windows to the front elevation. The room features a radiator, central ceiling light point, and the focal point of the room is the electric fireplace. The Lounge also provides access to the Front Porch.

INNER HALLWAY

The Inner Hallway provides access to the Lounge, two Bedrooms and the Shower Room. There is a useful storage cupboard with shelving and internal light and a loft hatch which provides access to the attic area.

KITCHEN

11' x 7'6"

The Kitchen features a range of fitted wall and base units with rolled edge work- surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The Kitchen is well equipped with a four-ring gas hob, with tiling to the splash areas and canopy style cooker hood over, and there is a built-in electric oven. There is plumbing for a dishwasher. There is laminate flooring and a recess with space for a tall standing fridge and freezer unit. The property has a water meter which is positioned under the sink in the Kitchen. There is a double-glazed window and double-glazed PVC door which provides borrowed light from the Conservatory. The Kitchen features inset spotlighting to the ceilings, a radiator, and a door provides access to the inner hallway.

CONSERVATORY

24'1" x 6'5"

The Conservatory is a fabulous size and extends across the entirety of the rear of the property and can be utilised in a variety of ways. As the photography suggests, the room has ample space for dining accommodation with additional seating and space for utilities to the far side. The Conservatory benefits from a wealth of natural light with a bank of windows to the rear elevation and additional window to the side and there is a useful storage cupboard. There are three wall light points, and a double-glazed PVC door provides access into the Kitchen.

BEDROOM ONE

12'5" max x 9'11"

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, which provide the room with a great deal of natural light, and the room has been newly decorated with a neutral finish. It features a central ceiling light point, a radiator and built in wardrobe with inset shelving and space for a chest of drawers.

BEDROOM TWO

9'7" max x 8'6"

Bedroom Two is a generously proportioned single bedroom with ample space for free standing furniture. There is a ceiling light point, a radiator and a bank of double-glazed windows to the rear elevation, which provides the room with a great deal of borrowed light from the Conservatory.

SHOWER ROOM

The Shower Room features a white three-piece suite which comprises of a lower-level WC with push button flush. There is a pedestal wash handbasin and a step-in shower cubicle, with fixed glazed shower guard and electric Redring Shower. There is inset spotlighting to the ceilings, an extractor vent, a chrome ladder style radiator. There are part tiled walls, and panelled walls and there is a double-glazed window with obscure glass, which provides borrowed light from the Conservatory.

OUTSIDE

Externally the property occupies a generous plot with a driveway to the front providing off-street parking for multiple vehicles in tandem. The front garden is laid predominantly to lawn and features hedged boundaries and with a pathway leading the front door. There are external lights, and an additional pathway leads down the side of the property with lawn borders. To the back of the property there is a hard standing for a garden shed, which has an supply electric to it. The rear garden, again, is laid predominantly to lawn and features part hedged and part fenced boundaries. There are raised flower and shrub beds and a side access door, which leads into the Conservatory.

COUNCIL TAX. BAND A

TENURE

We understand that the property is a freehold arrangement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	