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01484 508000



## Woodbine Terrace, Clayton West Huddersfield,

**Offers in the region of  
£180,000**

This good-sized two-bedroom end of terrace property is located on the edge of this popular village. It offers ideal first time buyer/young family accommodation in a highly accessible location. The accommodation comprises an entrance lobby, living room, dining kitchen with integrated appliances, rear lobby and a ground floor shower room (designed for those with mobility issues). On the first floor are two double bedrooms and a room that currently has a hand wash basin and WC, but is big enough to become a first-floor bath/shower room or, another bedroom. The property has gas-fired central heating and uPVC double glazing. Externally, the good sized, level front garden is a major selling point and includes a garage and on-street parking. The property is offered with the benefit of no onward chain.

**Woodbine Terrace, Clayton West  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only

# Woodbine Terrace, Clayton West Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with opaque glazed panels gives access to the lobby with a radiator and a staircase rising to the first floor accommodation. A timber and glazed door leads to the living room.

### Living Room

This large reception room is positioned at the front of the property with uPVC windows overlooking the garden. There is a timber fire surround with a marble finish inlay and hearth, home to a living flame gas fire. The room has coving to the ceiling and a radiator.



### Dining Kitchen

The kitchen has wall cupboards and base units with working surfaces and a stainless steel sink unit. There is space for further freestanding appliances and plumbing for an automatic washer. Integrated appliances include a four-ring gas hob with a splash-back and canopy style filter hood, oven, fridge and freezer. The room has space for a small dining/bistro table, ceiling down-lighting, a rear uPVC window and a radiator. Off the kitchen area is a useful under stairs storage area and a trap door giving access to a basement area.



### Rear Lobby

This has a uPVC and opaque glazed panel, floor tiling and a useful pantry with shelving and a single glazed side window.

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## Details



### Ground Floor Shower Room

This wet room style area is designed for those with mobility issues. The shower area has a curtain, rail and a wall-mounted Mira Advance independent shower. There is a pedestal wash hand basin, a low-level WC, appropriate tiling, an extractor fan and a radiator. To the rear elevation is a uPVC window.



### First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing.



### Bedroom One

This large double bedroom is positioned at the front of the property. It is particularly light and bright with twin uPVC windows providing a pleasant outlook over the play area and sports field. There are sliding door built-in wardrobes and a radiator.





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## Details



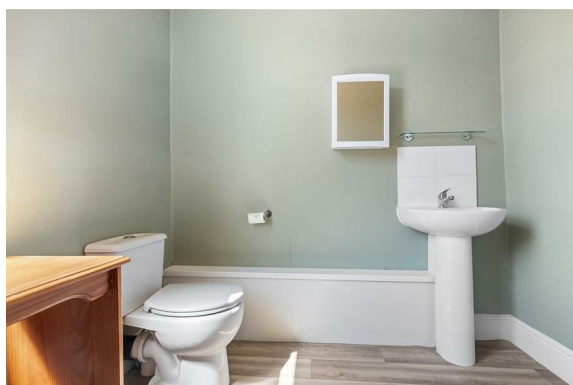
### Bedroom Two

This double bedroom is positioned at the rear of the property and has laminate style flooring. It has a uPVC window and a radiator.



### Toilet

This large room has a two-piece white suite comprising a pedestal wash hand basin and a low-level WC. It could easily be adapted into a full bathroom, shower room or bedroom if required. There is an opaque uPVC window and a radiator.



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## Details



### External Details

At the front of the property is a paved seating area with a trellis style fence and a further paved seating area beyond this. There is a central pathway with lawned areas on either side, a garage and a shed. At the rear of the property is an enclosed yard with external lighting, water and a useful brick built store. On-street parking is available outside the property.



### Tenure

The vendor confirms that the property is freehold.

# Woodbine Terrace, Clayton West Huddersfield,

Directions

