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ESTATE AGENTS

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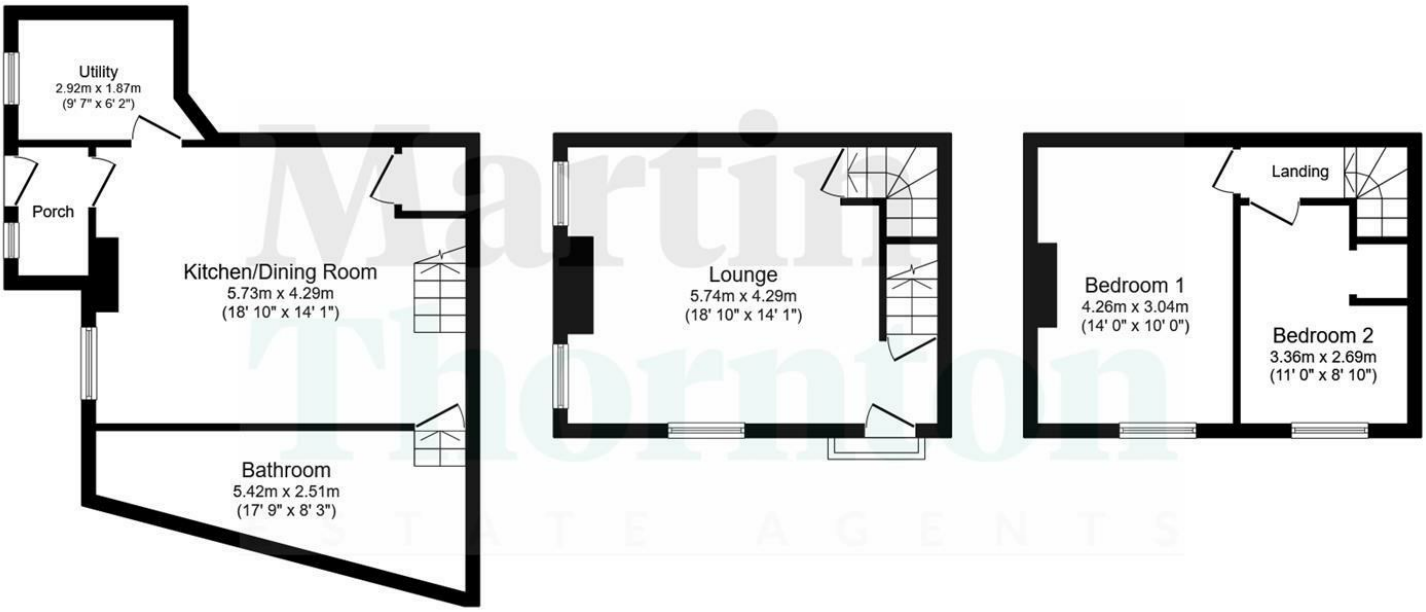
High Street, Clayton West Huddersfield,

Offers in the region of £205,000

This beautiful two-bedroom semi-detached character home is offered to the market with the highly desirable benefit of having no upper chain. The property is situated within easy reach of Clayton West Village, well-regarded local schooling and excellent transport links, including access to the M1 motorway network. It may prove suitable for a first time buyer or professional couple. The accommodation combines modern living with a wealth of character and charm. It comprises a spacious breakfast kitchen with a large island unit, separate utility room, family bathroom and a welcoming lounge showcasing attractive period features. On the second floor, there are two generously proportioned double bedrooms. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a seating area, ideal for relaxing or entertaining.

High Street, Clayton West Huddersfield,

Floorplan



Ground Floor First Floor Second Floor

Total floor area: 89.5 sq.m. (963 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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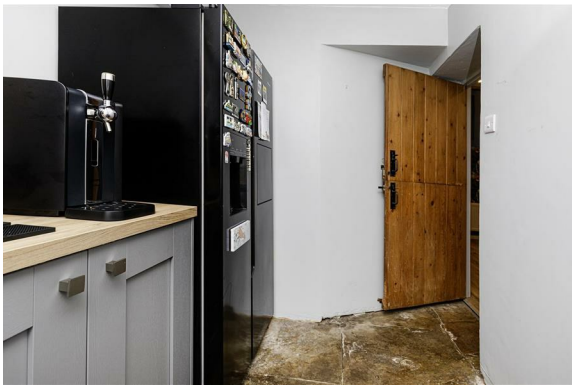
Details

Entrance Hall
A uPVC stable style door opens to the entrance hall, where there are hanging hooks for coat storage. A uPVC double glazed window allows natural light, exposed stone flooring and a central ceiling light point. This area is home to the Baxi central heating boiler.

Breakfast Kitchen
The kitchen comprises a range of wall and base cupboards, drawers, granite style worktops with matching upstands and a composite sink with mixer tap. Integrated appliances comprise a range style oven with a five-ring hob. There is space for a microwave and space and plumbing for a freestanding dishwasher. An oak working surface extends to form a breakfast bar area, incorporating cupboards and a pop-up plug for phone charging. There is ceiling downlighting, coving to the ceiling, LVT flooring and a radiator, along with a useful under stairs storage cupboard. The focal point of the room is a stove, set to a stone hearth and surround. A stable style timber door leads into the utility area.

Utility Area
This area has exposed stone flooring, base cupboards, working surfaces, space and plumbing for an automatic washing machine and space for a freestanding American style fridge freezer. There is a ceiling light point and natural light comes from the side elevation via a uPVC double-glazed window.



House Bathroom

From the kitchen, a timber door leads down to the house bathroom. This has a white suite comprising a low-level WC with concealed cistern, hand basin with storage beneath and mixer tap, and a freestanding bath with twin taps. A single step leads to a walk-in shower, home to a mains fed shower fitting. There is tiling to the floor, contrasting tiling to the walls, two wall light points and an extractor fan. The room has feature stone shelving for linen, etc., and a contemporary style radiator.

Living Room

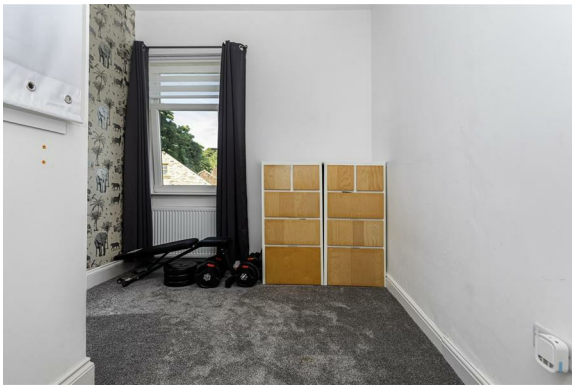
Stone steps give access to the living room, where there is laminate style flooring running throughout. It has a feature exposed stonework to one elevation and a lovely window seat, along with feature panelling to two walls. There is a radiator, a ceiling light point and uPVC double-glazed windows to two elevations. A uPVC double-glazed door gives access to the front of the property.

First Floor Landing

From the living room, a staircase leads up to the second floor landing, which has access to loft space. Access can be gained to the following rooms:

Bedroom One
This double bedroom is positioned at the front of the property and has a uPVC double-glazed window to the front elevation. There is a central ceiling light point, a radiator and plenty of space for freestanding or fitted furniture.

Bedroom Two
This double bedroom is also positioned at the front of the property and has a radiator and a ceiling light point. A uPVC double-glazed window provides natural light. There is useful storage over the bulkhead.



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External Details

At the front of the property, there is a raised patio seating area, perfect for outdoor entertaining and an outside light. At the side of the property, access can be gained to the kitchen, there is a useful patio area, perfect for bin storage, and outside security lighting.

Tenure

The vendor informs us that the property is freehold.

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Directions

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