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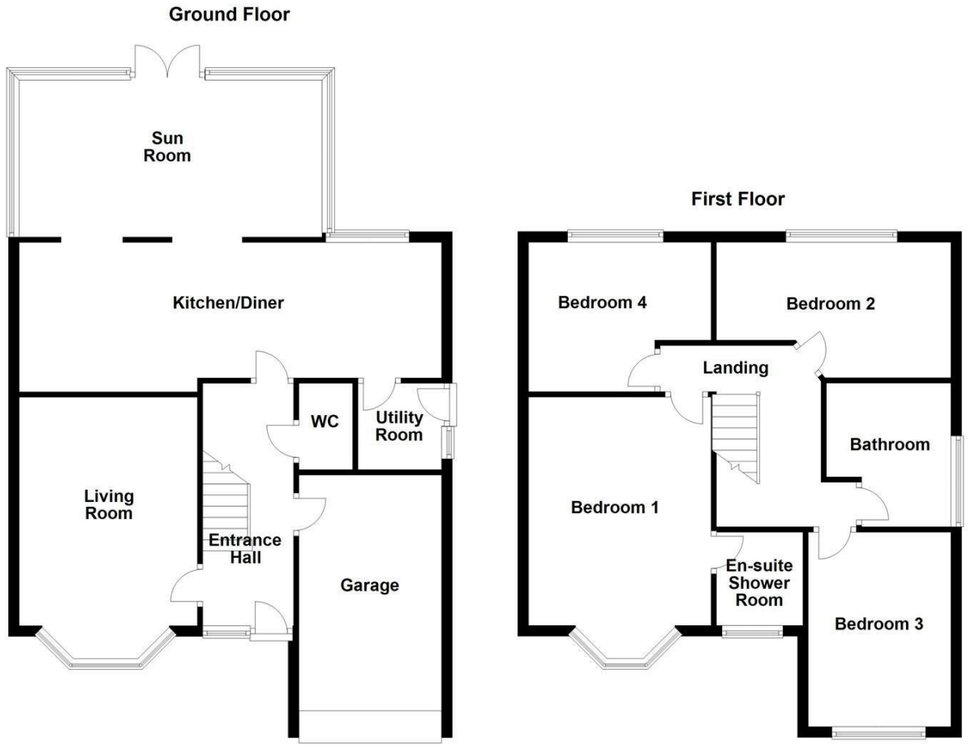


15 Whinmoor Drive, Clayton West, Huddersfield, HD8 9QA

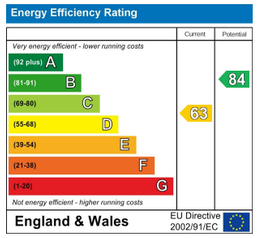
For Sale Freehold £405,000

Located on this modern and attractive development is this spacious and well appointed four bedroom detached family home benefitting from modern en suite, ample off street parking and large sun room overlooking the landscaped rear garden.

The property fully comprises of entrance hall, living room, integral single garage, downstairs w.c., spacious kitchen/diner, utility room and sun room. The first floor landing leads to four double bedrooms (with bedroom one boasting en suite facilities) and bespoke three piece suite house bathroom/w.c. Outside to the front there is a double tarmacadam driveway providing ample off road parking and a low maintenance pebbled front garden. A timber gate runs down a paved pathway leading into the rear garden. Within the rear garden there are numerous patio areas, an artificial lawn with timber wooden pergola, timber summerhouse surrounded by a timber decked seating area, enclosed by timber panelled surround fences.

The property is situated in the sought after area of Clayton West within walking distance to the local amenities and schools located nearby with main bus routes running to and from Huddersfield. The M1 motorway is within easy reach, perfect for the commuter looking to travel afield.

Simply a fantastic home for the growing family and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed frosted window overlooking the front aspect, karndean flooring, coving to the ceiling, central heating radiator, staircase leading to the first floor landing and doors to the integral garage, downstairs w.c., kitchen/diner and living room. Understairs storage cupboard which could be utilised for a variety of purposes.

LIVING ROOM
10'10" x 14'1" (3.32m x 4.30m)
UPVC double glazed walk in bay window overlooking the front aspect, coving to the ceiling, two central heating radiators and electric fire on a marble hearth with marble matching interior and decorative surround with glass top.

INTEGRAL GARAGE
8'4" x 15'5" (2.56m x 4.71m)
Electric quarter panelled door to the front, power and light within, wall mounted combi condensing boiler and space and plumbing for a dryer.

W.C.
Part tiled walls, low flush w.c., wall hung wash basin with two taps, central heating radiator, karndean flooring and extractor fan.

KITCHEN/DINER
8'3" (min) x 9'0" (max) x 25'10" (2.54m (min) x 2.76m (max) x 7.89m)
Range of wall and base high gloss units with compressed granite work surface and tiled splash back above. 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a dishwasher, space for an under counter fridge/freezer. Integrated oven and grill with four ring gas hob, glass splash back and cooker hood over. Karndean flooring, coving to the ceiling, downlights built into the wall cupboards, inset spotlights to the ceiling, breakfast bar with compressed granite work surface over, central heating radiator and door providing access into the utility room. Two openings into the sun room with downlights built into one of the surrounds and UPVC double glazed window overlooking the rear aspect.

UTILITY
5'3" x 5'1" (1.61m x 1.55m)
Space for a freestanding fridge/freezer, base high gloss units with compressed granite work surface and tiled splash back above. Extractor fan, karndean flooring, central heating radiator and UPVC double glazed window and door leading out to the side aspect.

SUN ROOM
8'9" x 18'6" (2.69m x 5.66m)
Power within, UPVC double glazed windows on three sides, pitch sloping ceiling with inset spotlights within, central heating radiator, half brick built base with a set of UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING
Coving to the ceiling, doors to four bedrooms and the house bathroom.

BEDROOM ONE
14'0" x 11'1" (4.27m x 3.40m)
UPVC double glazed walk in bay window overlooking the front elevation, central heating radiator and door providing access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'7" x 5'8" (1.71m x 1.74m)
Three piece suite comprising enclosed shower cubicle with mixer shower and fully tiled walls, pedestal wash basin with two taps and low flush w.c. Part tiled walls, fully tiled floor, inset spotlights to the ceiling, chrome ladder style radiator, extractor fan and UPVC double glazed frosted window to the front elevation.

BEDROOM TWO
8'4" (max) x 6'0" (min) x 13'3" (2.56m (max) x 1.85m (min) x 4.04m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
12'2" x 8'6" (3.71m x 2.6m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR
9'1" (max) x 6'0" (min) x 11'1" (2.79m (max) x 1.84m (min) x 3.40m)
Loft access, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
5'6" (min) x 7'7" (max) x 8'8" (1.68m (min) x 2.33m (max) x 2.66m)
Three piece suite comprising full tiled surround sunken bath with mixer tap and pull out shower attachment, laminate wash basin with chrome mixer tap built into vanity cupboards and vanity mirror with downlights above and low flush w.c. Fully tiled walls and floor. UPVC double glazed frosted window overlooking the side elevation, ladder style radiator and inset spotlights to the ceiling.

OUTSIDE
To the front of the property there is a double tarmacadam driveway providing off road parking and a low maintenance pebbled front garden with covered porch with tiled roof. A timber bin store adjacent to the driveway and paved pathway leading through a timber gate accessing the enclosed rear garden. There is a landscaped garden to the rear with timber wooden pergola, built in timber seating, block paved patio, timber decked seating area with large timber summerhouse (with power and light and timber seating) and low maintenance artificial lawn with palm trees within and an Indian stone paved patio at the top of the garden, enclosed by timber panelled surround fences.

COUNCIL TAX BAND
The council tax band for this property is D.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.