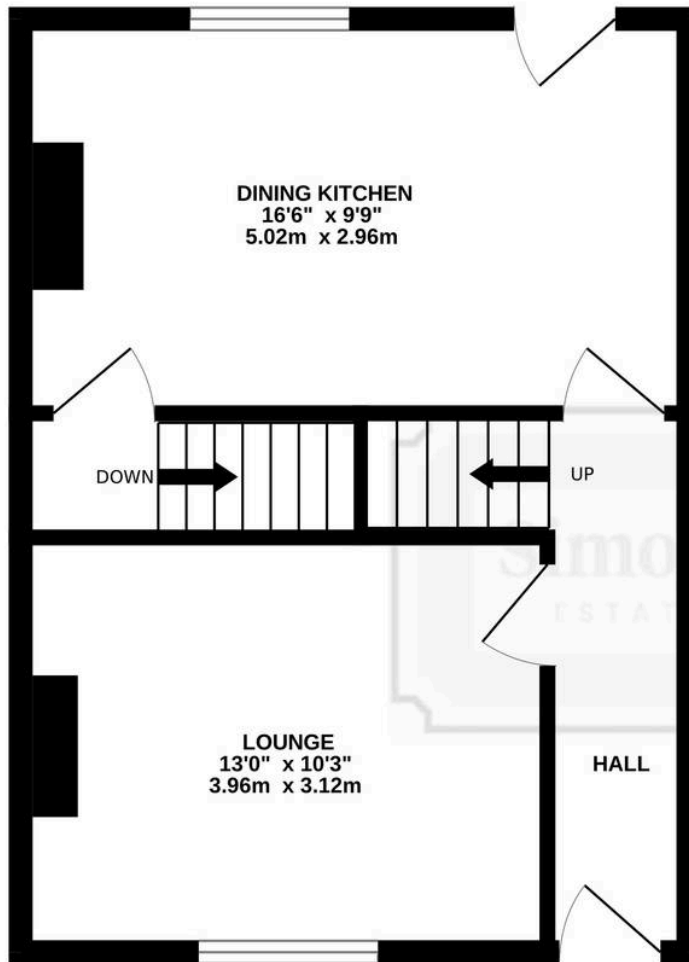




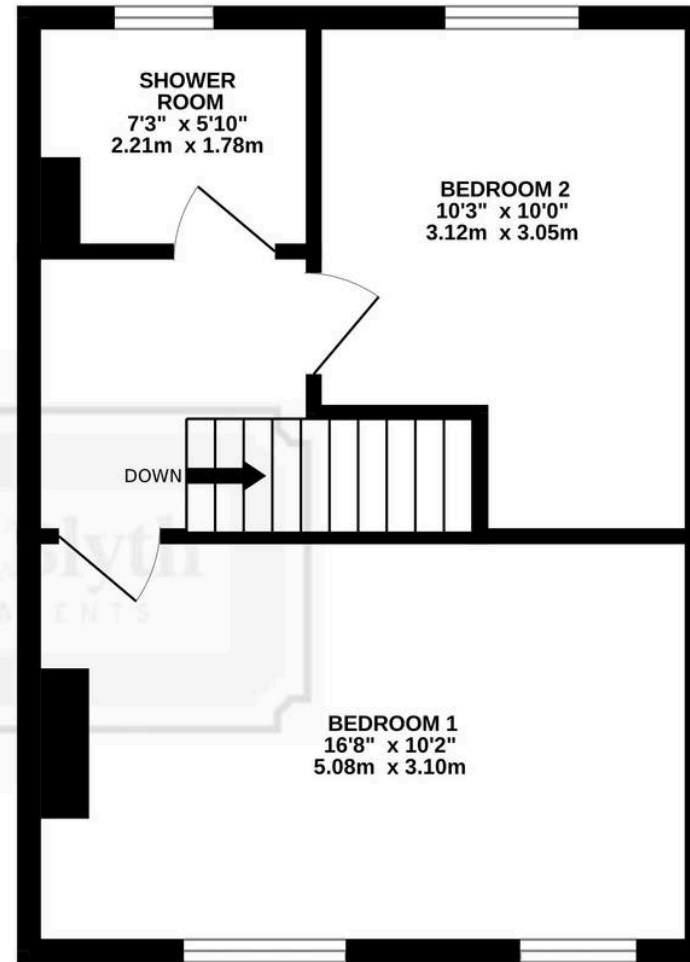
Spring Grove, Clayton West
Huddersfield, HD8 9HH

Offers in Region of **£230,000**

GROUND FLOOR



1ST FLOOR



SPRING GROVE

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.
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25 Spring Grove

Clayton West, Huddersfield, HD8 9HH

SUPERBLY PRESENTED, TWO DOUBLE BEDROOM, SEMI-DETACHED HOME, SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF CLAYTON WEST. FORMALLY THREE BEDROOMS, THE PROPERTY BOASTS OPEN-PLAN DINING-KITCHEN, LOW MAINTENANCE GARDENS AND USEFUL CELLAR FOR ADDITIONAL STORAGE. CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND THE NEIGHBOURING VILLAGES OF DENBY DALE AND SCISSETT.

The property accommodation briefly comprises entrance hall, lounge, open plan dining kitchen to the ground floor. To the lower ground floor is a useful cellar for storage. To the first floor are two double bedrooms (formally three bedrooms) and the house bathroom. Externally, there is a low maintenance cottage garden to the front and to the rear is an enclosed garden with patio.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.





GROUND FLOOR

ENTRANCE HALL

14' 0" x 3' 2" (4.27m x 0.97m)

Enter into the property through a multi-panel, composite front door with double-glazed window above. The entrance hall features high-quality flooring, a ceiling light point, a cast-iron column radiator, and a staircase with central carpet runner and arched corbel rising to the first floor. Multi-panel timber doors provide access to the lounge and open-plan dining kitchen.

OPEN-PLAN DINING KITCHEN

16' 6" x 9' 9" (5.03m x 2.97m)

The dining kitchen room enjoys a great deal of natural light cascading through a double-glazed bank of windows to the rear elevation. There is attractive tiled flooring, decorative wall panelling, two ceiling light points, and an external solid timber door with window above leading out to the rear gardens. The kitchen features a range of fixed-frame, shaker-style base units with solid timber work surfaces over, which incorporate a broad, ceramic Belfast sink unit with chrome mixer tap. There is a recess into the chimney breast providing space for a range cooker, space for a tall-standing fridge freezer, provisions for an automatic washing machine, high gloss brick-effect tiling to the splash areas, and two wall light points. A multi-panel door encloses a staircase descending to the lower ground floor cellar, which is ideal for storage, has lighting and power in situ, and houses the combination boiler.





LOUNGE

13' 0" x 10' 3" (3.96m x 3.12m)

The lounge is a light and airy reception room which features a bank of double-glazed windows to the front elevation, offering a pleasant open-aspect view across Spring Grove and of the tree-lined outlook beyond. There is a continuation of the high-quality flooring from the entrance hall, a central ceiling light point, a cast-iron column radiator, and the focal point of the room is the decorative inset fireplace with tiled hearth.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are multi-panel doors providing access to two well-proportioned double bedrooms and the house shower room, a ceiling light point, a loft hatch providing access to a useful attic space, and a wooden banister with spindle balustrade and timber newel post over the stairwell head.

BEDROOM ONE

16' 8" x 10' 2" (5.08m x 3.10m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room is currently utilised as a dressing room/office and has historically been two separate bedrooms; which could be reinstated. There are two double-glazed, sash-style windows to the front elevation, high-quality flooring, a central ceiling light point, and a cast-iron column radiator. The focal point of the room is the decorative, cast-iron fireplace.

BEDROOM TWO

10' 3" x 10' 0" (3.12m x 3.05m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There is high-quality flooring, a central ceiling light point, a cast-iron column radiator, and a double-glazed window to the rear elevation offering pleasant views across the property's gardens and open-aspect views beyond. There is a useful wardrobe/storage area with hanging rails in situ built in over the bulkhead for the stairs.

SHOWER ROOM

7' 3" x 5' 10" (2.21m x 1.78m)

The shower room features a modern, contemporary, three-piece suite comprising a fixed-frame, walk-in shower with thermostatic rainfall showerhead and separate handheld attachment, a low-level WC with push-button flush, and a broad wall-hung wash hand basin with cascading waterfall mixer tap and chrome





BEDROOM TWO

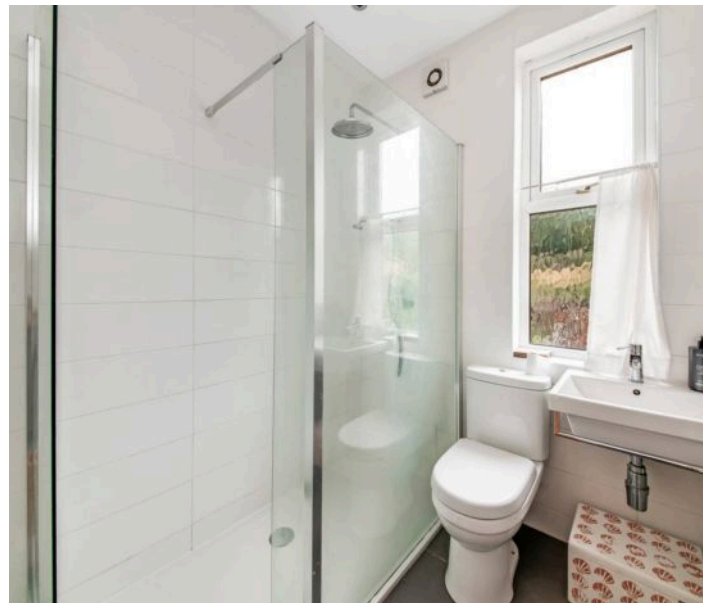
10' 3" x 10' 0" (3.12m x 3.05m)

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SHOWER ROOM

7' 3" x 5' 10" (2.21m x 1.78m)

The shower room features a modern, contemporary, three-piece suite comprising a fixed-frame, walk-in shower with thermostatic rainfall showerhead and separate handheld attachment, a low-level WC with push-button flush, and a broad wall-hung wash hand basin with cascading waterfall mixer tap and chrome towel rail beneath. There is attractive tiled flooring, tiling to the walls, inset spotlighting to the ceiling, an extractor fan, a decorative dado rail with panelling beneath, a double-glazed window with obscure glass and tiled surround to the rear elevation, and a cast-iron column radiator with chrome towel rail.



EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a well-stocked, low maintenance garden, which features a resin pathway leads to steps up to the front doors. There is external light, mature flower and shrubs, and a central gravelled area.

REAR GARDEN

Externally to the rear, the property enjoys a low maintenance garden which features a beautiful, stone flagged seating area. There is an external tap and an external light. Steps then lead to the main portion of the garden which features a low maintenance, gravelled rockery, and to the top of the garden is an additional patio ideal for al fresco dining and barbecuing. There are part-walled and part-fenced boundaries, and the garden is a sun trap particularly in the mornings and afternoons.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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