



32 Bilham Road, Clayton West - HD8 9PA

£215,000 Freehold

Holroyd Miller have pleasure in offering for sale this well presented stone built mid terrace cottage property located within the popular village of Clayton West twixt Bretton and Denby Dale with easy access to J38 or J39/M1

Entrance Vestibule

With Staircase to First Floor

Living Room

Having double glazed window, polished wood floor, feature radiator, three wall light points, log burner on stone hearth.

Kitchen/Diner

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, tiling, plumbing for automatic washing machine, understairs storage, central heating radiator, rear entrance door.

Rear Entrance Porch**Stairs lead to First Floor LandingHouse Bathroom**

Comprising hand wash basin, low flush w/c, panelled bath, walk in shower, travertine tiling, double glazed window, chrome heated towel rail, downlighting to the ceiling.

Bedroom to Rear

Having fitted cupboards, overhead storage, exposed beam ceiling, single panel radiator, double glazed window.

Bedroom to Front

With exposed beam work, double glazed window, central heating radiator.

Bedroom to Front

With double glazed window, central heating radiator.

Outside

The property is street lined to the front, to the rear, stone paved yard area with former coal shed providing storage.

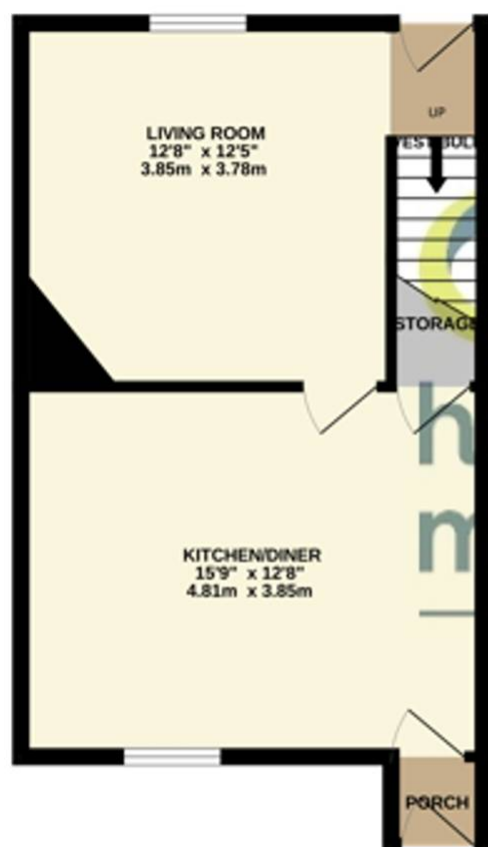
Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

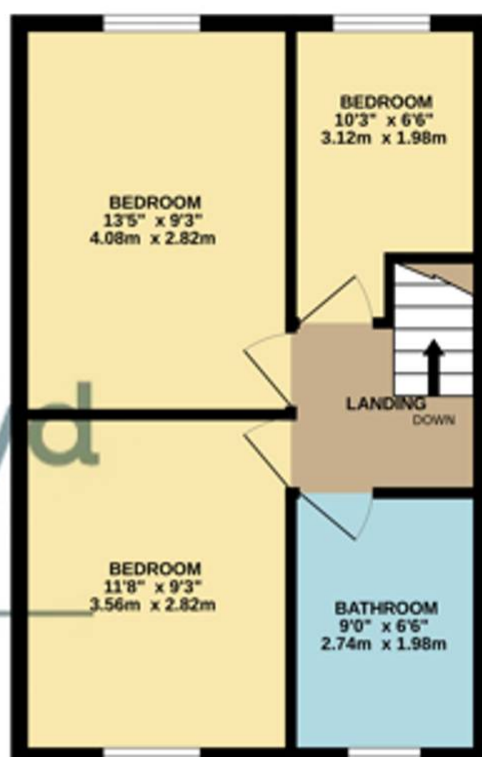




GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

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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