

# bramleys



Plot 2  
Cliffwood Rise  
Clayton West  
Huddersfield  
HD8 9HG



Price: £350,000

*Professionalism with Independence*



*This select development of only 5 properties, being constructed by locally renowned Marshall Homes Ltd. Built to exacting standards with high quality fixtures and fittings throughout, being located approximately 8 miles from Huddersfield town centre, access to the M1 motorway can be gained at either Denby Dale or Bretton, thus making the major trading centres of West and South Yorkshire readily accessible.*

*Having 4 good sized bedrooms and boasting en-suite facilities to the master bedroom and having a magnificent open plan dining kitchen extending to over 28'0" and having a wealth of integrated appliances and bi-fold doors leading directly into the rear gardens. The property is further enhanced by gas fired central heating, security alarm system, uPVC double glazing and integral single garage.*

*(Please note all internal and garden images are from a previous Marshall Homes site and are used for illustration purposes only).*

The accommodation briefly comprises:-

#### GROUND FLOOR:

##### Entrance Hall

Having central heating radiator, built-in understairs store cupboard and having access to the cloakroom/wc.

##### Cloakroom/WC

Having a 2 piece suite comprising low flush toilet and hand wash basin.

##### Lounge

5.907m x 3.862m (19'5" x 12'8")

A most spacious family lounge, having a central heating radiator and uPVC double glazed window.



##### Utility Room

2.295m x 1.659m (7'6" x 5'5")

Having inset stainless steel sink unit, central heating radiator, floor and wall units and side access door.

#### FIRST FLOOR:

##### Landing

##### Master Bedroom

4.052m x 3.840m (13'3" x 12'7")

Having a central heating radiator and uPVC double glazed window.



##### Dining Kitchen

8.822m x 3.291m min. / 4.441m max.

(28'11" x 10'10" min. / 14'7" max.)

A most versatile and family orientated room, having matching floor and wall units with laminated working surfaces. There is a wealth of integrated appliances including dishwasher, fridge freezer, gas hob with overhead extractor fan and light, in-built double oven, 1½ bowl stainless steel sink unit with side drainer and LED downlighters. The kitchen is open plan to the dining area which has bi-fold doors leading directly into the rear gardens. An access door leads into the utility and integral garage.

### En-suite Shower Room

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, hand wash basin and fully tiled shower cubicle.



### Bedroom 2

4.762m x 2.858m (15'7" x 9'5")

Having a central heating radiator and uPVC double glazed window.



### Bedroom 3

4.216m x 3.840m (13'10" x 12'7")

Having a central heating radiator and uPVC double glazed window.



### Bedroom 4

3.506m x 3.051m (11'6" x 10'0")

Having a central heating radiator and uPVC double glazed window.

### Bathroom

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath. There is a central heating radiator and uPVC double glazed window.

### Integral Garage

Having an up and over door, power and light points and internal access door to the kitchen.

### OUTSIDE:

The property has a double width parking apron which in turn leads to the integral single garage. To the rear there is an enclosed garden with patio seating area.

### BOUNDARIES AND OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### RELATED SALE DISCOUNT:

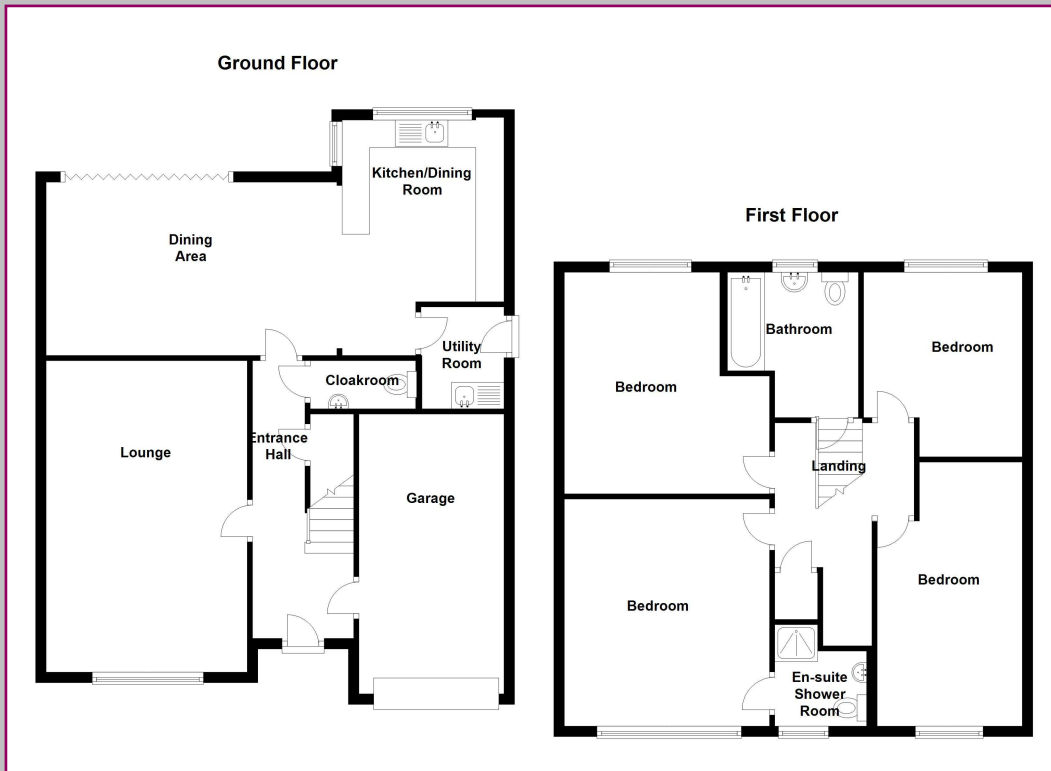
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### ON-LINE CONVEYANCING SERVICE:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. At the Waterloo traffic lights bear right staying on the A629 Penistone Road, continue along this road passing through Fenay Bridge and Lepton and upon reaching Kirkburton take the left hand fork onto North Road which the Becomes George Street and then Huddersfield Road. Continue through the village of Skelmanthorpe where the road then becomes Commercial Road. As the road bears to the left follow the road into Busker Lane and continue on this road until its conclusion. Turn left into Wakefield Road, take the next right turning into Barnsley Road and after approx. ¼ of a mile turn right into Dukewood Road and first left into Cliffwood Rise where the development can be found at the end.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

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



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