

Retreat Holmfield,Clayton West Huddersfield HD8 9LZ

william h brown

welcome to

Retreat Holmfield, Clayton West Huddersfield

A TRULY UNIQUE AND CHARACTERFUL THREE DOUBLE BEDROOM DETACHED HOME, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT AND TUCKED AWAY IN A PEACEFUL POSITION WITHIN THE EVER-POPULAR VILLAGE OF CLAYTON WEST.

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Summary
Bursting with personality and charm, this vibrant home has been thoughtfully styled to create a welcoming living environment, with generously proportioned rooms that are perfectly suited to modern family life. The heart of the home is the impressive open-plan kitchen diner, providing an excellent space for both everyday living and entertaining, with ample room for dining and socialising.

To the first floor, the property boasts three well-proportioned double bedrooms, offering comfortable accommodation for families, professionals, or those seeking additional space to work from home.

Externally, the property continues to impress with a delightful side garden featuring a productive vegetable and fruit patch, ideal for keen gardeners or those looking to embrace a more sustainable lifestyle. A separate craft shed/workshop provides fantastic additional space, offering endless possibilities for hobbies, storage, home working, or creative projects.

The property occupies a quiet and tucked-away position whilst remaining conveniently placed for local amenities. Clayton West is ideally situated for commuters, with excellent links to neighbouring towns and cities, while the M1 motorway is only a short distance away, making this an excellent choice for those travelling further afield.

Combining character, practicality and generous living space, this delightful detached home presents a rare opportunity to acquire a property full of individuality in a desirable village location.

Accommodation
Entrance Hall
The entrance hallway offers a welcoming first impression and provides access to the main ground-floor accommodation. There is space for coats, shoes and occasional furniture, along with a useful understairs storage cupboard. A staircase rises to the first-floor landing, while natural wood flooring adds warmth and character. Doors lead through to the lounge, kitchen diner and downstairs W.C

Living Room
18' 7" x 11' 7" (5.66m x 3.53m)
The lounge is a generously proportioned reception room, full of character and warmth. Exposed ceiling beams and a feature log-burning stove form a striking feature within the room, while there is plenty of space to accommodate a range of furnishings. French doors open directly onto the garden, allowing natural light to flow through the room and providing an excellent connection to the outdoor space. A door also leads back through to the entrance hallway.

Kitchen Diner
18' 7" x 11' 7" (5.66m x 3.53m)
he kitchen diner is a bright and characterful space that combines practicality with everyday living. Fitted with a range of wooden wall and base units, complemented by oak work surfaces, the room also features a Belfast sink with distinctive copper taps. Integrated appliances include a Bosch dishwasher









and Smeg double oven, while ample preparation space and storage enhance the room's functionality.

Natural light streams in through the window, creating a bright and welcoming atmosphere. Character features including exposed ceiling beams and attractive limestone flooring add charm and personality, while there is ample space for a dining table and chairs, making it an ideal setting for both family meals and entertaining guests.

W/C
The ground-floor W.C. is neatly presented and fitted with a low-level toilet and pedestal wash hand basin with tiled splashbacks. Natural wood flooring adds warmth to the space, while a timber door provides access to the entrance hallway.

First Floor
The property also benefits from a partially boarded loft space, accessed via a drop-down ladder, providing convenient storage for household items.

Bedroom One
11' 8" x 10' 4" (3.56m x 3.15m)
This double bedroom is a bright and comfortable room, enjoying a pleasant outlook through the window which allows plenty of natural light to enter. There is ample space for a double bed, complemented by built-in clothes storage and additional room for freestanding bedroom furniture. Tastefully presented throughout, the room offers a practical and versatile space well suited to modern family living.

Bedroom Two
9' 10" x 11' 4" (3.00m x 3.45m)
This generously sized double bedroom offers plenty of space for a double bed along with additional bedroom furniture. Built-in wardrobe storage provides useful space for clothing and everyday belongings, helping to keep the room organised. A window allows for an abundance of natural light, creating a bright and airy feel throughout. The room is finished in attractive green tones, adding character and warmth, while still offering plenty of scope for a purchaser to make the space their own.

Bedroom Three
11' 5" x 8' 5" (3.48m x 2.57m)
This versatile double bedroom offers generous proportions and could equally serve as a guest bedroom, home office or hobby room. A large window allows natural light to fill the space, creating a bright and pleasant atmosphere throughout. There is ample room for a double bed and additional freestanding furniture, while the layout provides flexibility to suit a variety of needs. The room is well presented and enjoys a practical and comfortable feel.

House Bathroom
The house bathroom is a spacious and well-appointed room, fitted with a stylish freestanding bath and a separate corner shower enclosure, offering the best of both convenience and relaxation. The suite also incorporates a pedestal wash hand basin and low-level W.C., while two heated towel rails provide added comfort and practicality. A window allows plenty of natural light to enter, enhancing the bright and airy feel of the room. Finished with complementary wall tiling and attractive flooring, the bathroom combines character and functionality in equal measure.

External
The enclosed rear garden provides a wonderful outdoor space to enjoy throughout the seasons, featuring a well-maintained lawn, attractive decking area and a charming summer house. Ideal as a peaceful retreat, the summer house offers the perfect spot for crafting, hobbies or simply relaxing on a warm summer's day. Raised planters are

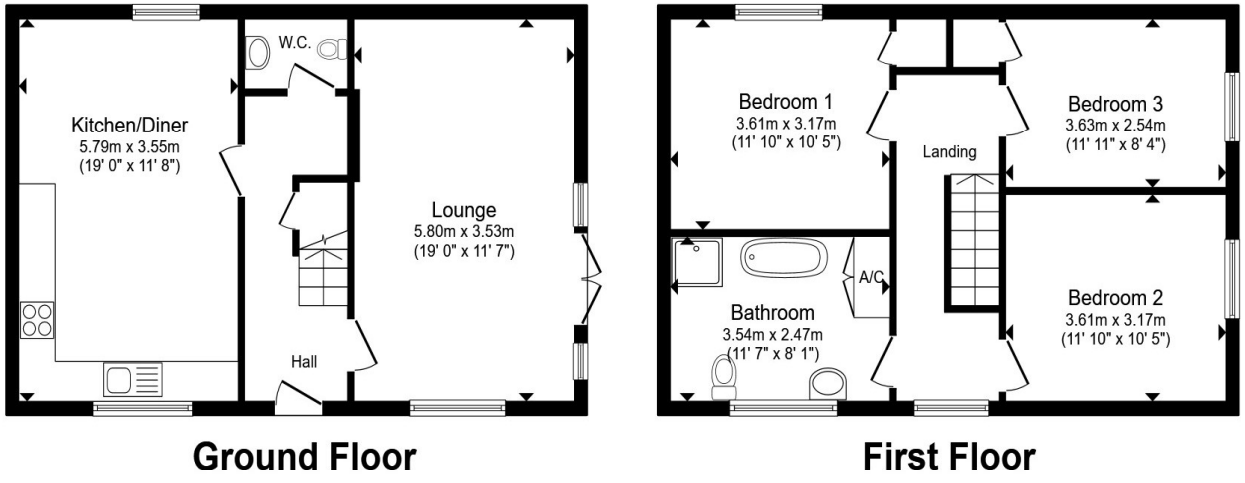
welcome to

Retreat Holmfield, Clayton West Huddersfield

- Detached Property
- Three Double Bedrooms
- Characterful property
- Log Burner
- Enclosed Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£325,000



Ground Floor **First Floor**

directions to this property:
Leave Holmfirth via Station Road and continue to the crossroads at New Mill. Here veer left towards Barnsley and continue to the staggered junction by the Sovereign public house. Cross the junction in the direction of Barnsley. Continue forward in the direction of Denby Dale and continue forward in to Scissett. Turn

Total floor area 104.9 m² (1,129 sq.ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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