





Clayton Court, Clayton West Huddersfield

Offers Over £200,000

THIS FIRST FLOOR, IMMACULATE, 3 DOUBLE BEDROOM APARTMENT, EXTENDING TO 1000SQ FT IS ARGUABLY THE FINEST OF JUST 6 LUXURY APARTMENTS IN A CONVERTED CHURCH AT CLAYTON COURT, GIVING BUYERS AN OPPORTUNITY TO OWN A BESPOKE AND EXCLUSIVE HOME IN AN UNIQUE, HISTORICAL BUILDING. ELECTRIC CAR CHARGING POINT.

This first floor, immaculate, 3 double bedroom apartment, extending to 1000sq ft is arguably the finest of just 6 luxury apartments in a converted church at Clayton Court, giving buyers an opportunity to own a bespoke and exclusive home in a unique, historical building.

Extending to 1000sq ft and arguably the finest apartment of just 6 at Clayton Court, this first floor, immaculate, 3 double bedroom apartment give buyers an opportunity to own a bespoke and exclusive home in a unique, historical building. Many original features have been retained to preserve the history and aesthetic of the building, which dates from the late 1700's, The feature vaulted ceilings and impressive original windows, create a light and airy feel. The exterior of the building remains largely untouched.



A FLEXIBLE LAYOUT FOR CONTEMPORARY LIVING

The apartment features an open plan layout with kitchen, dining and living space being combined, 3 double bedrooms, master ensuite, with fitted wardrobes and family bathroom and hallway with useful storage cupboards. Once accessed through the original church door to the ground floor lobby, a private door leads to the private staircase to the apartment.

HIGH SPECIFICATIONS KITCHEN APPLIANCES INCLUDED

High quality fixtures and fittings throughout, including high gloss, branded kitchens with square edged, glass effect worktops, integrated appliances including, electric oven, hob, microwave, dishwasher and fridge freezer along with contemporary sanitaryware for the bathroom and ensuite and state of the art entry and alarm system.

ALLOCATED PARKING CONVENIENT AND SAFE

Allocated off-road parking at the head of the drive and visitor parking. The apartment is conveniently located on a main bus route.

With convenient commuting to Leeds, Sheffield and Manchester as junction 39 of the M1 is just 10 minutes away, as well as regular buses into Huddersfield and Wakefield, yet set in a stunning rural location. For rail services, nearby Denby Dale Station runs trains to Huddersfield in just 26 minutes, with connections to Leeds taking a further 20 minutes.

A short walking distance to local amenities and within the catchment area of three highly regarded schools forming a sought after, middle school system. Education options range from nursery age to sixth form, all within walking distance.

TENURE Share of Freehold. Ask for details

COUNCIL TAX BAND

A

WHAT3WORDS

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AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

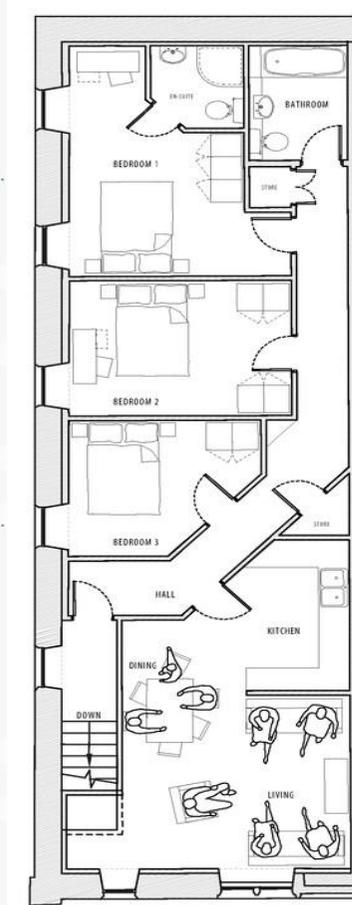




CLAYTON COURT

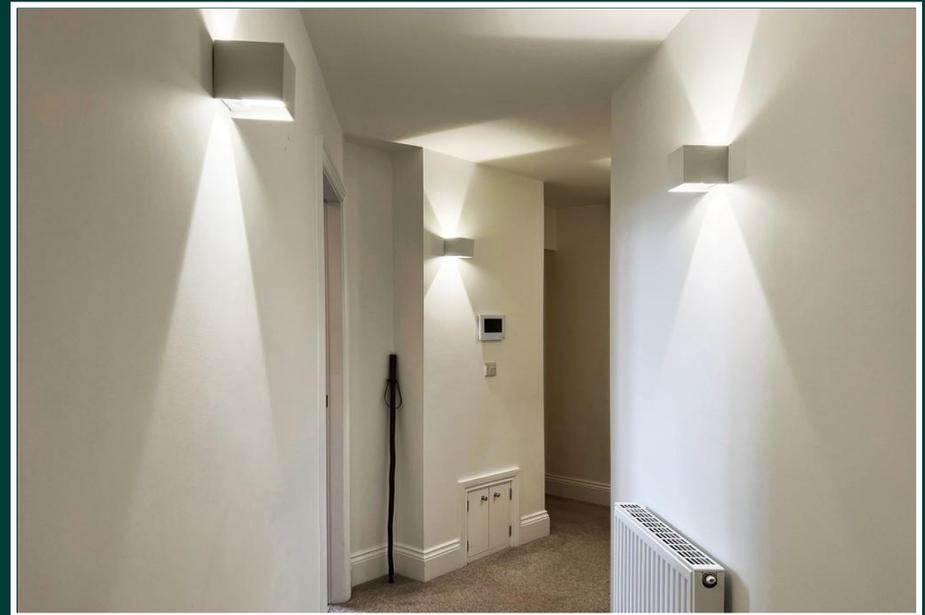
FIRST FLOOR

APARTMENT NUMBER
FIVE

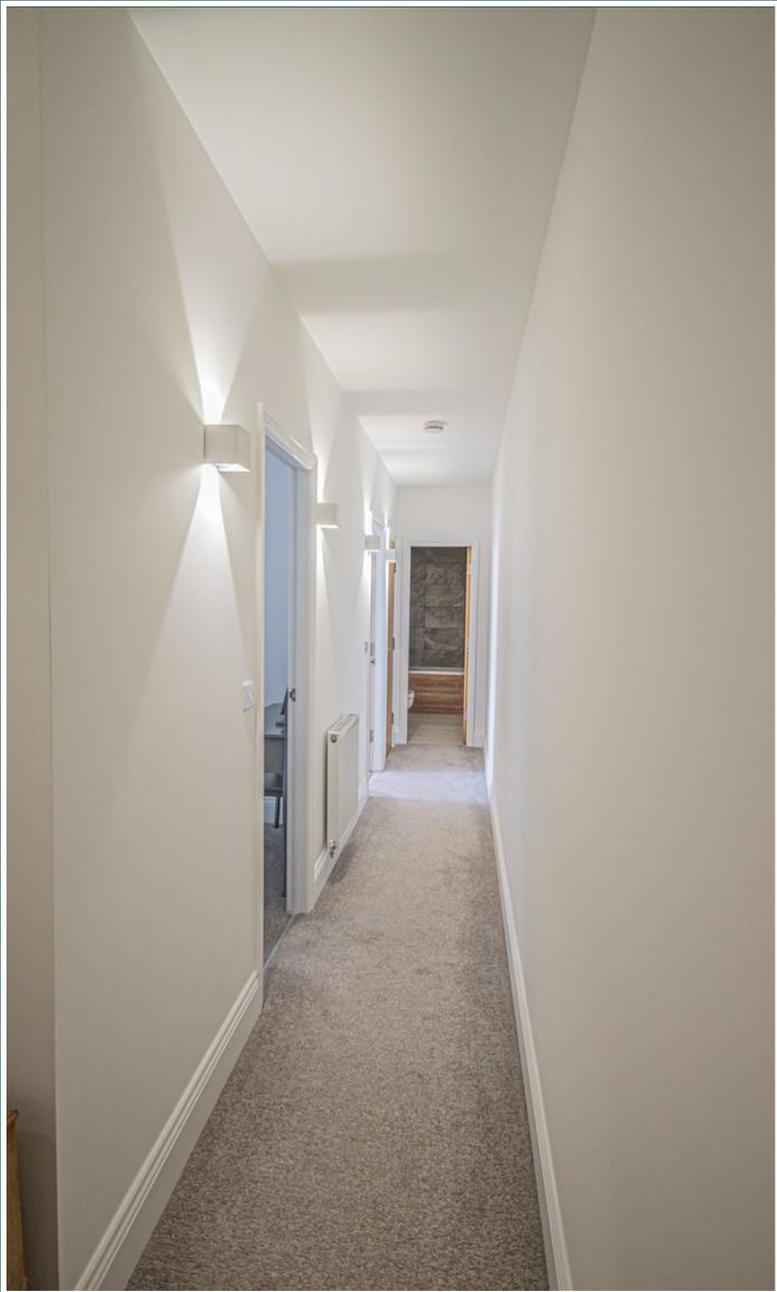


TOTAL AREA
93
SQM





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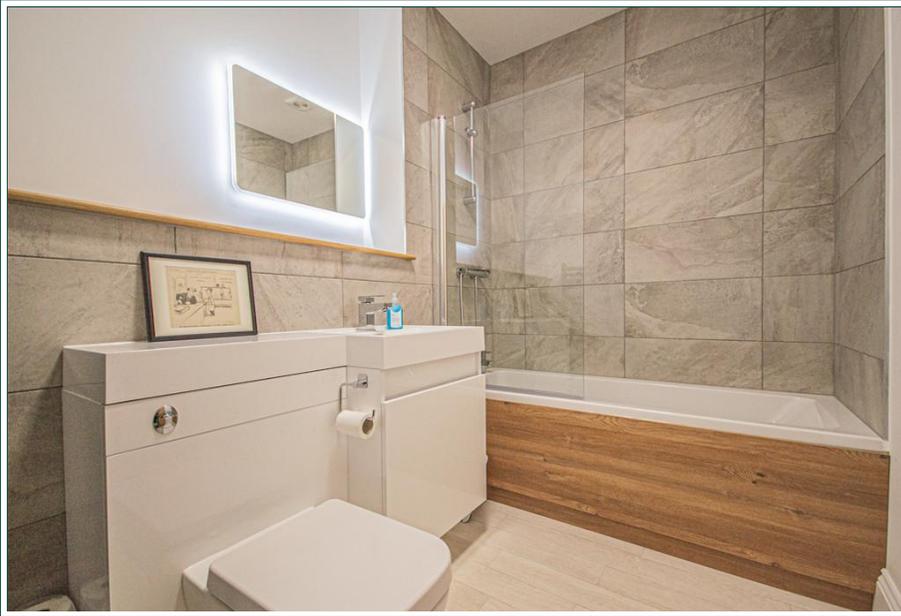


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