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**Finest**

*A Collection of Yorkshire's Finest Homes*

Whinmoor Drive  
Clayton West, Huddersfield



## Whinmoor Drive Clayton West, Huddersfield

Offers Over £575,000

THIS STUNNING FIVE-BEDROOM DETACHED FAMILY HOME, LOCATED IN THE PICTURE SQUE VILLAGE OF CLAYTON WEST, OFFERS A BLEND OF MODERN LIVING WITH A WARM AND INVITING ATMOSPHERE. THE PROPERTY HAS BEEN THOUGHTFULLY EXTENDED TO PROVIDE SPACIOUS AND WELL-PROPORTIONED LIVING AREAS, IDEAL FOR BOTH FAMILY LIFE AND ENTERTAINING.

## ENTRANCE HALL

Step into an elegant entrance hall featuring luxury vinyl flooring and a composite front door. The hallway offers a sense of grandeur, with a staircase leading to the first floor and doors that open to the living room, study, downstairs WC, utility room, and the open-plan kitchen/family room.

## STUDY

The study boasts wood-effect laminate flooring and a large double-glazed UPVC bay window that overlooks the front of the property. Bespoke fitted shelves and storage drawers enhance the room's functionality, making it an ideal space for a home office with plenty of room for a substantial desk and seating area.



## LIVING ROOM

This cosy living room features plush carpeted flooring and a double-glazed bay window with views of the front garden. A striking feature fireplace with a granite and wooden surround adds a touch of character, making this a perfect place to relax.

## WC

The downstairs WC is finished with Kardean, luxury vinyl flooring and stylish wooden panelled walls. It includes a designer wash basin with a sleek mixer tap, vanity storage cupboard, and a frosted glass UPVC window to the side of the property, creating a fresh and modern look.

## UTILITY ROOM

Practical and well-equipped, the utility room features Kardean luxury vinyl flooring and shaker-style wall and base units for ample storage. Laminate work surfaces provide a durable finish, and there's space for a washing machine. The room also houses the modern combi boiler, with a stable door leading directly to the rear garden.

## OPEN PLAN KITCHEN/DINING ROOM

This stunning open-plan kitchen and dining area serves as the heart of the home. Featuring luxury vinyl flooring, the kitchen is fully equipped with sleek shaker-style units, granite work surfaces, and under-counter lighting. High-end appliances include a double Neff oven, a Smeg four-ring gas hob with a stainless-steel extractor, two integrated wine fridges, and ample space for a dishwasher and fridge/freezer. The dining area, with its elegant

wooden wall panelling and ceiling casement window overlooking the garden, comfortably accommodates a large family dining table.

### **FAMILY ROOM**

Flooded with natural light, the family room features luxury vinyl flooring and large sliding grey double-glazed doors that lead out to the garden terrace. LED downlighters create a warm ambiance, and a contemporary radiator ensures the room remains cosy throughout the year.

### **FIRST FLOOR LANDING**

The first-floor landing is bright and airy, with a seamless flow to all bedrooms and the family bathroom. It features classic flooring and a vintage-style wall-mounted radiator, adding a touch of elegance.

### **BEDROOM**

This spacious double bedroom boasts quality carpeted flooring, with ample space to accommodate wardrobes and bedroom furniture. A UPVC window offers a view over the front of the property and the garage, ensuring plenty of natural light.

### **BATHROOM**

The bathroom is finished with stylish wood-effect vinyl flooring and includes a panelled bath with a sleek shower screen and mixer tap shower. Additional features include a wall-mounted mirrored cabinet, LED spotlights, a high-power

extractor fan, a low-level flush WC, and a pedestal sink. The frosted glass window provides privacy while offering views of the rear garden.

### **BEDROOM**

This well-sized double bedroom features comfortable carpeted flooring and plenty of space for additional bedroom furniture. It includes a built-in wardrobe and a UPVC window with views overlooking the rear of the property, extending out to the picturesque fields and countryside beyond.

### **PRINCIPLE BEDROOM**

The principal bedroom suite is a generously proportioned space with soft carpeted flooring. The dressing area is fitted with custom-built wardrobes on both sides and built in bedside tables and draw unit, providing



extensive storage solutions. A UPVC window at the rear of the room offers scenic views of the property, while an additional UPVC bay window at the front creates a beautiful dual-aspect perspective. A door conveniently leads to the en-suite shower room, completing this elegant suite.

## **ENSUITE**

The en-suite shower room in the principal suite boasts a quadrant shower cubicle with a thermostatic mixer shower and a sleek, wall-mounted designer wash basin. Chrome fixtures, a heated towel rail, and a frosted glass UPVC window enhance the room's stylish and functional design.

## **SECOND FLOOR LANDING**

The second floor features two beautifully finished double bedrooms, both with vaulted ceilings, Velux roof windows, and plenty of built-in storage. The rooms are bathed in natural light, creating inviting spaces perfect for relaxation or study.

## **SHOWER ROOM**

The second-floor shower room includes vintage-style floor tiles, a walk-in wet-room style shower with a rainfall showerhead, and a wall-mounted vanity unit. Velux windows allow sunlight to flood the room, which is completed with modern fixtures like a heated chrome towel rail and elegant porcelain tiles.

## **BEDROOM**

This well-proportioned double bedroom boasts elegant flooring and built-in wardrobes, providing ample storage with built in desk with drawers. Two roof windows fill the room with natural light, while the wall-mounted vintage-style designer radiator adds a touch of character and warmth.

## **BEDROOM**

The second double bedroom on this floor features plush carpeted flooring and generous built-in wardrobes. With two deluxe roof windows, the room feels airy and bright, enhanced by the wall-mounted vintage-style designer radiator. There is also a built-in vanity table with storage drawers, making it a perfect space for both relaxation and preparation.

## **EXTERIOR AND GROUNDS**

The exterior of this property is just as impressive as the interior. To the front, a landscaped garden with mature trees and shrubs welcomes you, leading to a detached double garage with up and over doors and off-street parking for two vehicles.

The rear garden is a beautifully designed space that includes a spacious flagged terrace ideal for al fresco dining, a level lawn bordered by mature trees, and a secluded patio perfect for soaking up the sunshine. Outdoor lighting, electric points, and an outside tap make this garden as functional as it is attractive.

## **DOUBLE GARAGE**

The double garage features two up-and-over doors, offering easy access and secure parking. Fully equipped with power and lighting, it also includes a boarded roof space for additional storage, making it a practical solution for both vehicles and extra household items.

## **ADDITIONAL INFORMATION**

Council Tax: E

EPC: TBC

Tenure: Freehold

Parking: Off road parking

## **UTILITIES**

Gas: TBC

Electric: TBC

Water: TBC

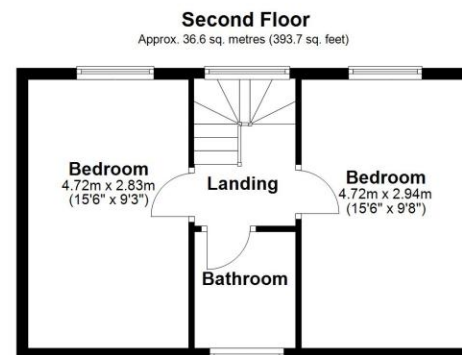
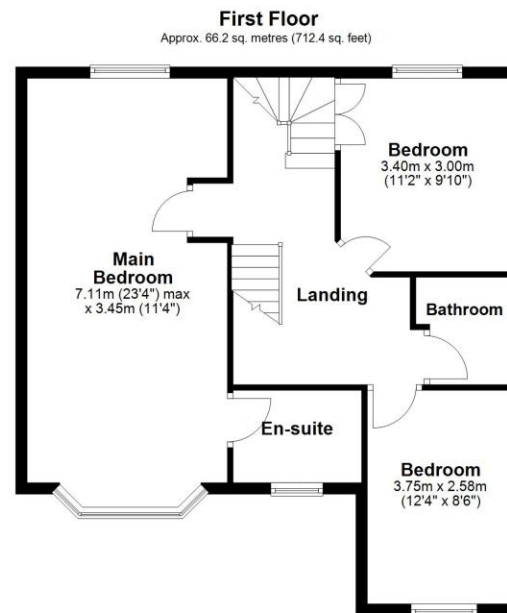
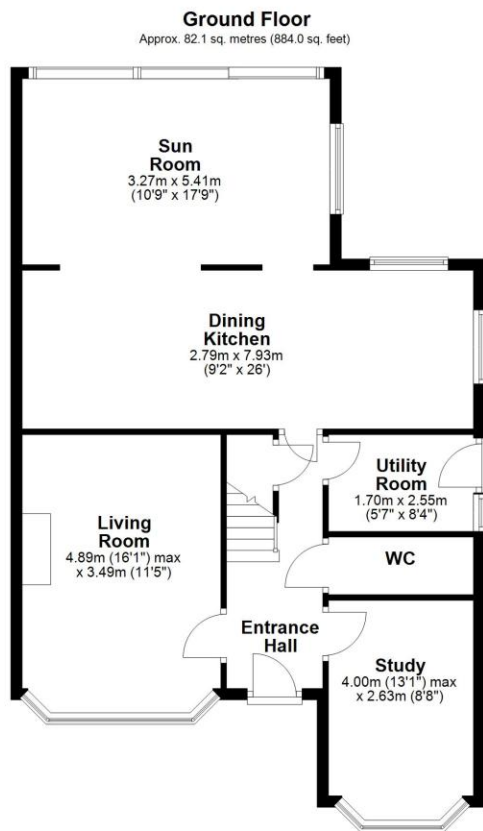
Heating: TBC

Broadband: Superfast Broadband

Mobile Coverage: 4G Coverage - please check with provider

## **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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



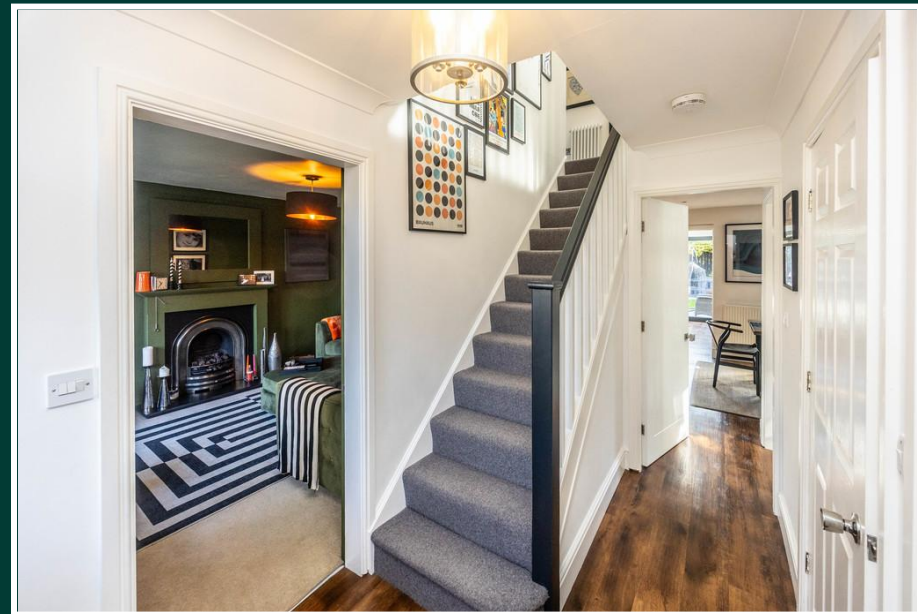
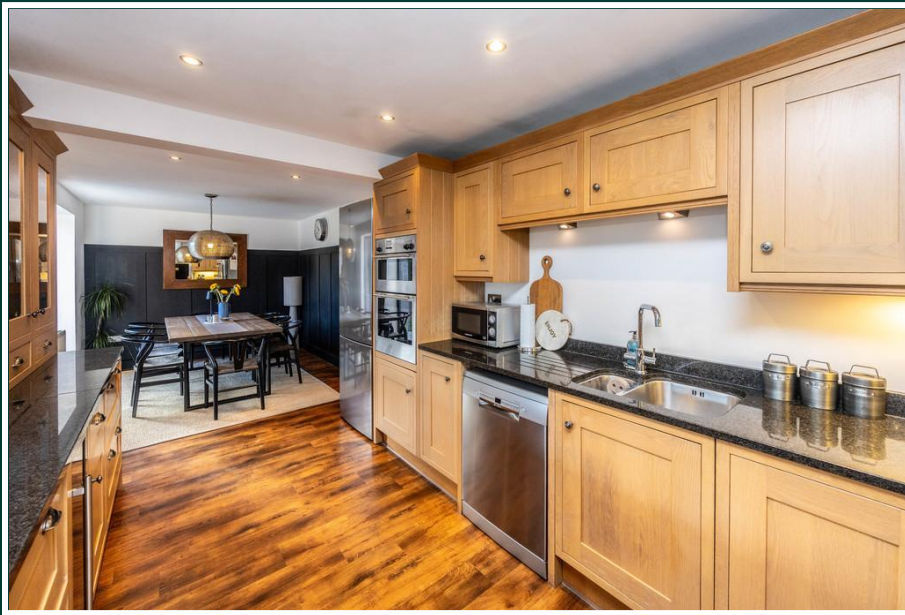
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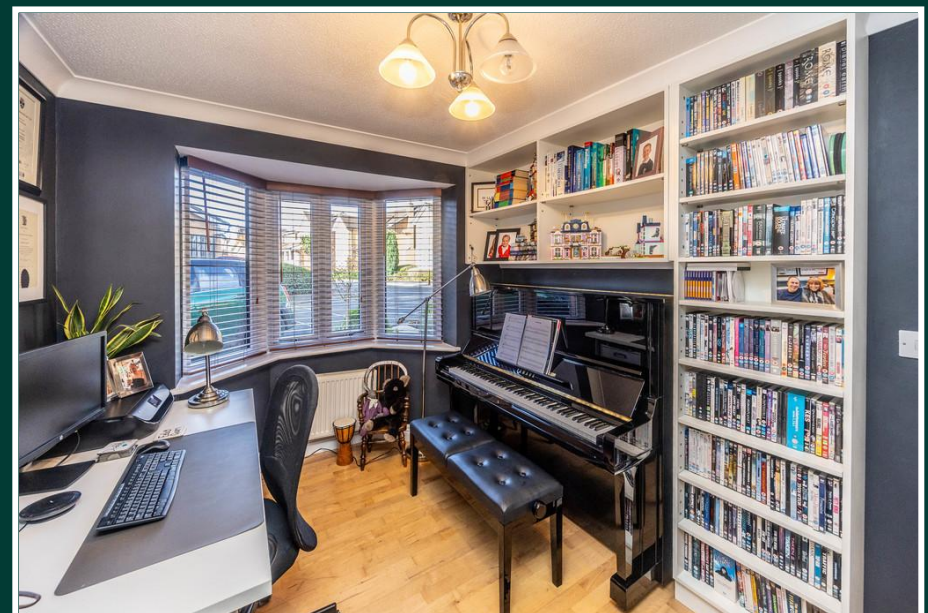
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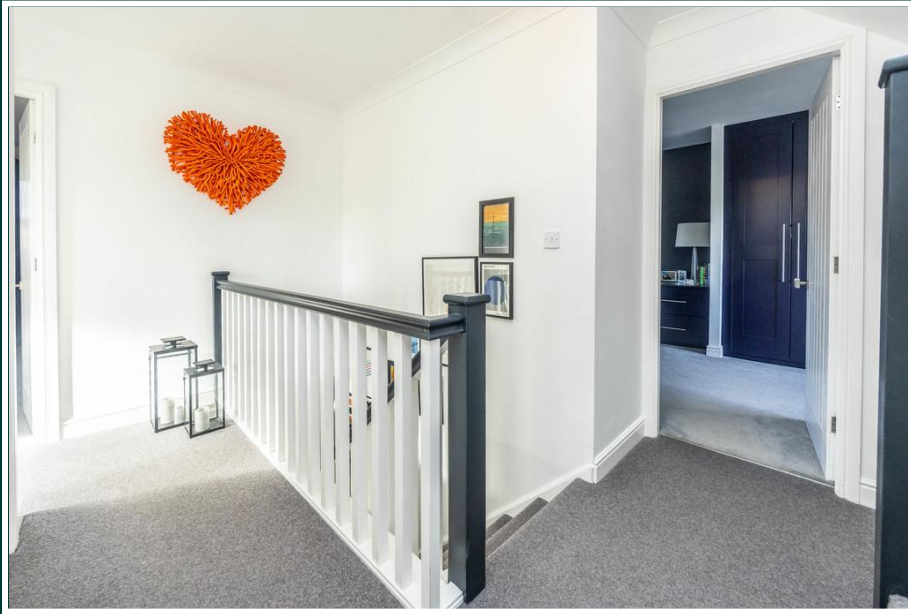
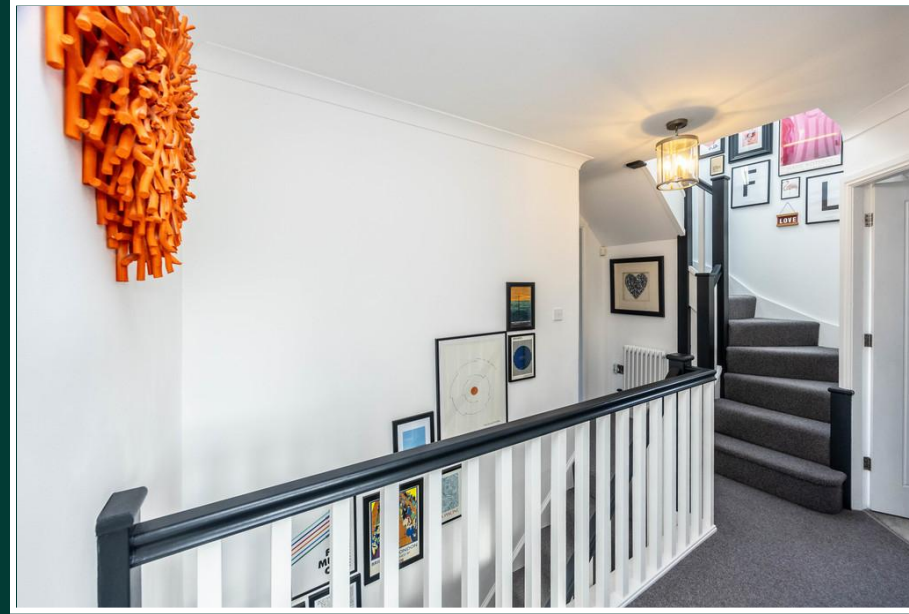


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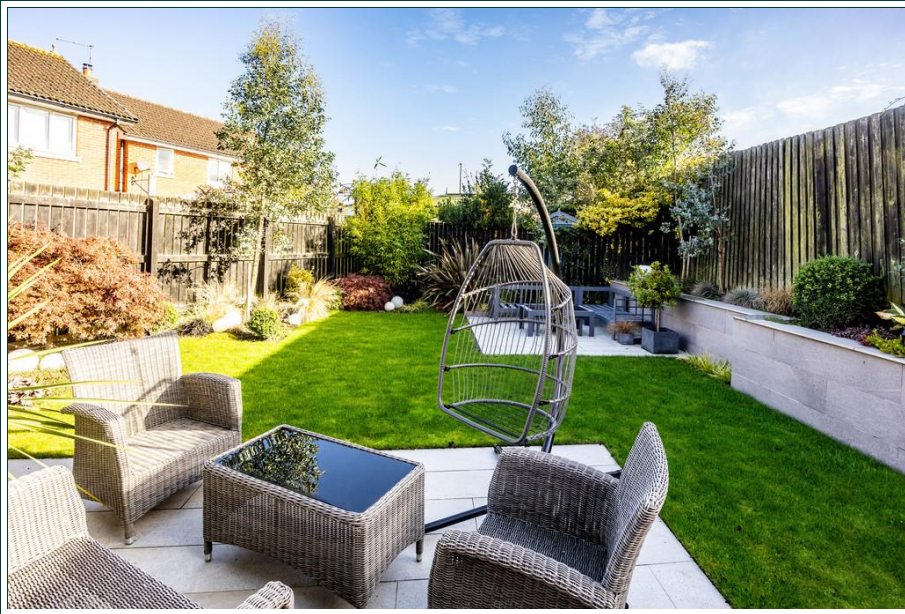


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