

bramleys

For Sale

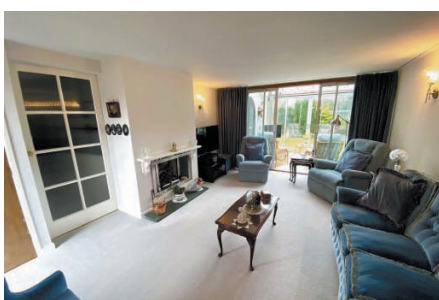
**15 INGLEWOOD AVENUE
BIRKBY
HUDDERSFIELD
HD2 2DS**

RESIDENTIAL SALES

£375,000



- **3 BEDROOMED DETACHED BRICK BUILT PROPERTY**
- **SUBSTANTIAL PLOT WITH DETACHED DOUBLE GARAGING**
- **WARM AIR CENTRAL HEATING AND DOUBLE GLAZING**
- **SINGLE STOREY REAR EXTENSIONS**
- **4 PIECE SHOWER ROOM AND 3 PIECE BATHROOM**
- **HIGHLY SOUGHT AFTER LOCATION**



Set on this substantial plot in the highly sought after Inglewood Avenue, is this 3 bedroomed detached brick built property. Having superb scope for further extension (subject to Local Authority approval), the property has been extended from its original form by way of rear single storey extensions and is further enhanced by detached double garaging. The property has warm air central heating, double glazing and the benefit of a 4 piece fully tiled shower room in addition to a second 3 piece bathroom, which could be converted to a fourth bedroom if required. An early inspection is highly recommended to appreciate the scope for further development and only by a personal inspection can one truly appreciate the size and potential of this superb dwelling. Energy Rating: TBC

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

A uPVC double glazed entrance door with adjacent uPVC double glazed bay window gives access to the entrance hall which has a wall mounted electric heater. There is a timber and glazed access door leading to the:-

Inner Hallway

Having solid wood parquet flooring and in turn leads through to the:-

Cloakroom/wc

Being fully tiled to both the floor and walls and having a 2 piece suite comprising low flush toilet and pedestal wash basin.

Lounge

5.28m x 3.81m (17'4" x 12'6")

A most spacious living room having 3 wall light points, sealed unit double glazed windows to the front and side, gas and coal effect living flame fire recessed into the chimney breast and sliding aluminium double glazed patio doors leading directly into the sun lounge. There is also a built-in understairs store cupboard.



Sun Lounge

2.74m x 3.61m (9'0" x 11'10")

Having double glazed windows to the side and sliding patio doors leading directly into the rear garden. There are timber and glazed arched doors leading through to the:-



Sitting Room

4.06m x 2.59m (13'4" x 8'6")

Peacefully situated to the rear of the property and having a Velux window with additional sliding double glazed patio doors leading into the conservatory. An archway gives access to the:-



Dining Area

3.05m x 2.74m (10'0" x 9'0")

Having a timber and glazed door leading to the inner hallway.



Kitchen

5.94m x 3.12m max / 2.44m min (19'6" x 10'3" max / 8'0" min)

Having a range of matching floor and wall units with laminated working surfaces and part tiling to the walls. There is an 8 burner gas range with double oven and grill, overhead extractor fan and light, inset 1½ bowl stainless steel sink with mixer taps and side drainer, plumbing for dishwasher.



Conservatory

5.18m x 3.20m (17'0" x 10'6")

Having uPVC double glazed windows to 3 sides, a Fujitsu electric hot and cold air unit and French doors leading directly into the rear garden.



Inner Porch

A side entrance door leads to the inner porch which has sliding double glazed patio doors and a further internal access door. There is a built-in utility with plumbing for automatic washing machine.

FIRST FLOOR:

Landing

A staircase rises to the first floor landing which has a linen cupboard and sealed unit double glazed window.

Bedroom

3.96m x 3.00m (13'0" x 9'10")

Peacefully situated to the rear of the property and having a uPVC double glazed window with a wooded aspect. There are fitted 5 door robes with hanging and shelving facilities.



Bedroom

2.74m x 3.00m plus robes (9'0" x 9'10" plus robes)

Having built-in double robes with hanging and shelving facilities with cupboards above. This bedroom is situated to the rear of the property having a wooded aspect and uPVC double glazed window.



Bedroom

3.05m x 2.59m (10'0" x 8'6")

Having a uPVC double glazed window to the rear and aluminium double glazed window to the side providing a light and airy atmosphere. There are built-in double robes with overhead store cupboards.



Family Bathroom

Having a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath with mixer taps and shower attachment. There is full tiling to the walls, aluminium double glazed window and fitted vanity mirror.

Shower Room

Being fully tiled to both the floor and walls and having a 4 piece suite comprising concealed flush wc, bidet, vanity wash basin with cupboards beneath and fully tiled shower cubicle. There is a wall mounted electric chrome ladder style radiator and sunken low voltage lighting.



OUTSIDE:

The property is set onto a most spacious plot with a tarmacadam driveway providing parking for 3-4 vehicles which in turn leads to the attached double garage. There is a lawn to the front of the property with rockery and flowerbeds. A pathway leads to the side of the property which has a hardstanding for a greenhouse and leads into the rear of the property where there are spacious rear gardens made up of shaped lawns, mature trees, bushes and evergreens, feature garden pond and additional garden store.



Garage 1

5.69m x 4.19m (18'8" x 13'9")

Having an up and over door, power and light points and a connecting door to the second garage.

Garage 2

5.69m x 2.64m (18'8" x 8'8")

Having an up and over door, power and light points and a further side access door.

COUNCIL TAX BAND:

F

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

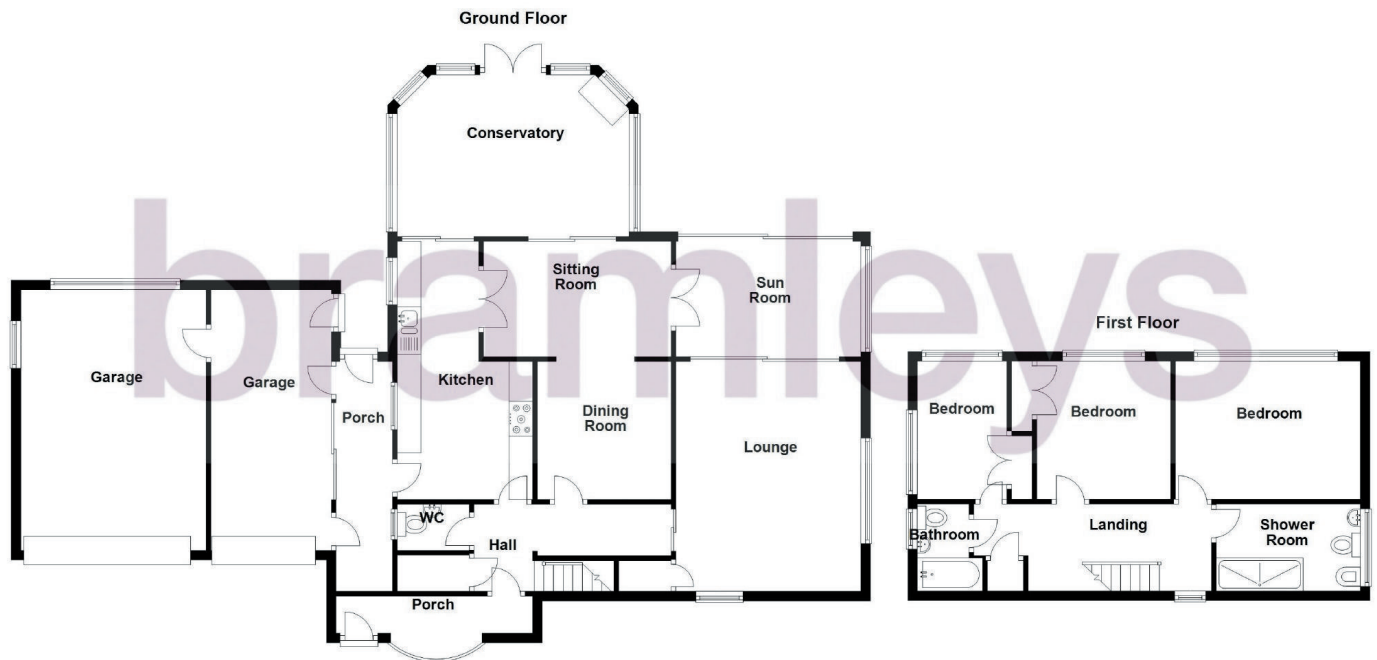
ON-LINE CONVEYANCING SERVICES:

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:

Travel out from Huddersfield on New North Road to the traffic lights at Edgerton. Pass straight through the traffic lights which automatically becomes Edgerton Road and Halifax Road, proceeding along the main road to the traffic lights at Birchencliffe. At these lights take the right hand turning into Birkby Road, where Inglewood Avenue will be found after a short distance on the right hand side. On entering the cul-de-sac the property will be found on the left hand side identified by the Bramleys for sale board.





Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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