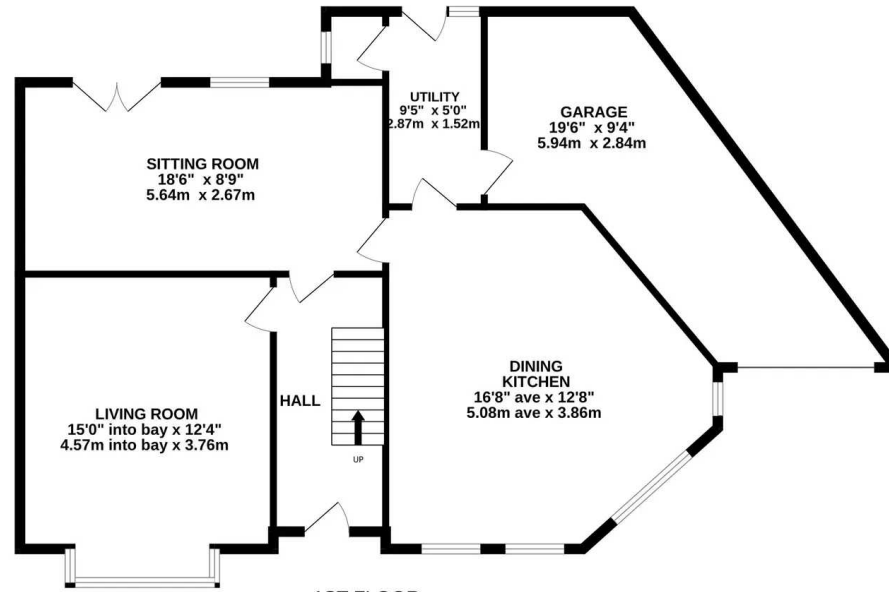




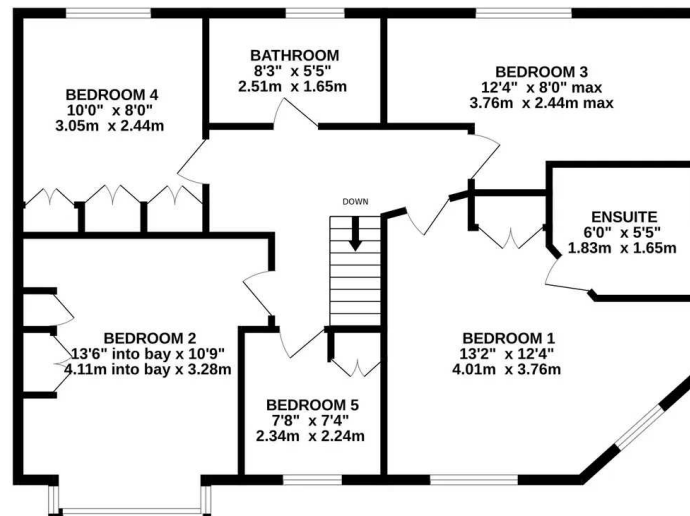
16 Ayton Road, Longwood
Huddersfield

Offers in Region of **£320,000**

GROUND FLOOR



1ST FLOOR



AYTON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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16 Ayton Road

Longwood, Huddersfield

AVAILABLE WITH VACANT POSSESSION AND NO ONWARD CHAIN IS THIS EXTENDED FIVE BEDROOMED SEMI DETACHED HOUSE PROVIDING SPACIOUS, WELL APPOINTED AND NICELY BALANCED ACCOMMODATION IDEAL FOR A GROWING FAMILY.

There is a gas c/h system, PVCu d/g and the accommodation briefly comprises to the ground floor; entrance hall, bay fronted living room, sitting room with French doors to the rear garden, dining kitchen and utility room. First floor landing leading to five bedrooms (master ensuite) and family bathroom. Externally there are gardens to front and rear, double width block paved driveway and integral garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Driveway and integral garage
- No Onward Chain
- 5 Bedrooms (Master En-Suite)

Simon Blyth
ESTATE AGENTS



Entrance Hall

With a ceiling light point, tiled floor and to one side a spindle staircase rises to the first floor with storage cupboard beneath. From the hallway access can be gained to the following rooms:-

Living Room

15' 0" x 12' 4" (4.57m x 3.76m)

Having a walk-in bay window looking out over the front garden, there is a decorative ceiling rose with ceiling light point, laminate flooring and fireplace with raised hearth and oak mantle.

Sitting Room

18' 6" x 8' 9" (5.64m x 2.67m)

A generously proportioned second reception room which has French doors opening on to the rear garden and with views across to Longwood Edge. There is a decorative beamed ceiling with inset LED downlighters and laminate flooring. To one side there is a useful storage cupboard.



Dining Kitchen

16' 8" x 12' 8" (5.08m x 3.86m)

This has a bank of windows providing plenty of natural light, inset LED downlighters, ceiling light point, tiled floor and fitted with a range of 'Matte Grey' shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, range cooker, inset one and a half bowl single drainer sink with brushed stainless steel monobloc tap, integrated dishwasher and integrated bin drawer.

Utility Room

9' 5" x 5' 0" (2.87m x 1.52m)

With a door giving access to the rear garden, there are inset LED downlighters, courtesy door to the garage and having a tiled worktop with under counter space for appliances, wall cupboards and useful cupboard off which has a wall mounted Remeha gas fired central heating boiler.





First Floor Landing

With a ceiling light point and loft access. From the landing access can be gained to the following:-

Bedroom One

13' 2" x 12' 4" (4.01m x 3.76m)

A good size double room with a pleasant aspect looking out over the front garden and having a ceiling light point, fitted wardrobe and to one side a door gives access to an ensuite shower room.

Ensuite Shower Room

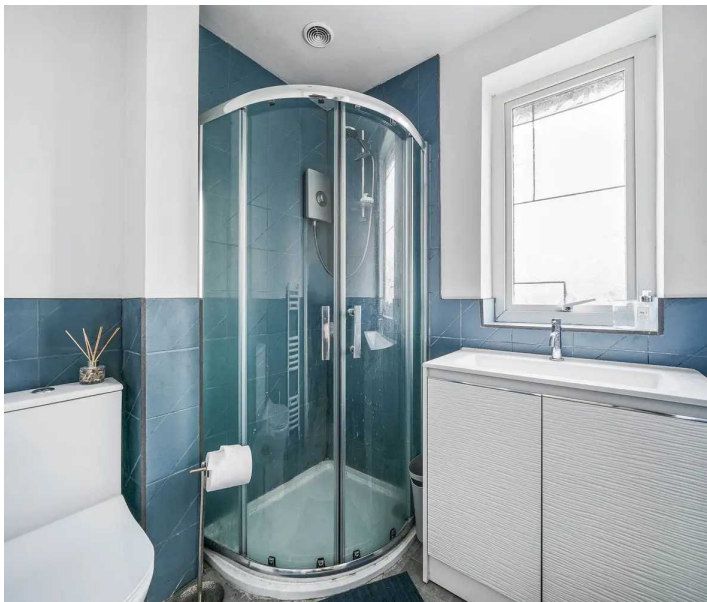
6' 0" x 5' 5" (1.83m x 1.65m)

With inset ceiling downlighters, ladder style heated towel rail, part tiled walls and fitted with a suite comprising; vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c and corner shower cubicle.

Bedroom Two

13' 6" x 10' 9" (4.11m x 3.28m)

A double room with a walk-in bay looking out over the front garden, there is a ceiling light point, ceiling coving and fitted floor to ceiling wardrobes.



Bedroom Three

12' 4" x 8' 0" (3.76m x 2.44m)

Having views to the rear across to Longwood Edge and with two wall light points.

Bedroom Four

10' 0" x 8' 0" (3.05m x 2.44m)

This enjoys a similar aspect to that of bedroom three and has a bank of fitted floor to ceiling wardrobes together with three ceiling light points.

Bedroom Five

7' 8" x 7' 4" (2.34m x 2.24m)

With storage cupboard over the bulkhead and ceiling light point.

Bathroom

8' 3" x 5' 5" (2.51m x 1.65m)

With ceiling light point, extractor fan, ladder style heated towel rail, part tiled walls and fitted with a suite comprising; pedestal wash basin, low flush w.c. and panelled bath with bi-fold shower cubicle and chrome shower fitting over.





FRONT GARDEN

To the front of the property there is a lawned garden with planted trees and shrubs to the borders.

REAR GARDEN

To the rear there is a low maintenance garden with flagged, crazy paved, gravel and timber decked areas together with planted trees, shrubs, small ornamental pond and timber hand gate to one side giving access to the front of the property, there is also an outside cold water tap.

DRIVEWAY

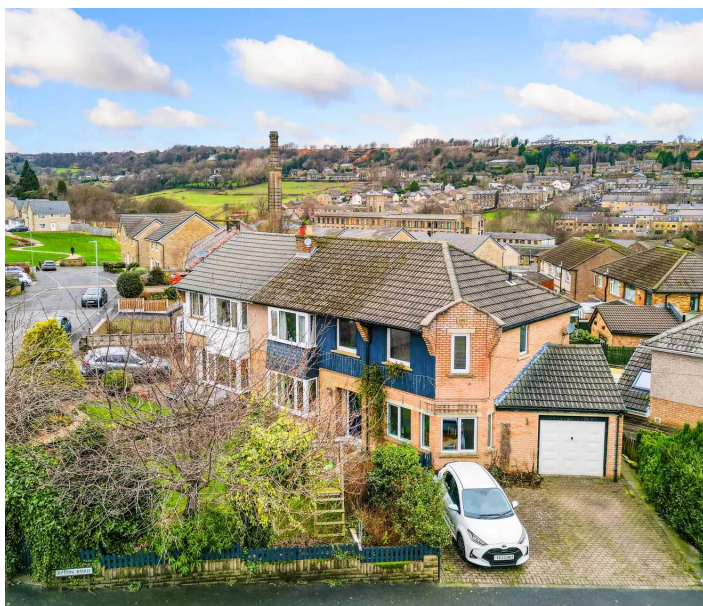
2 Parking Spaces

To the front of the property there is a double width block paved driveway which provides off road parking for two cars and gives access to an integral garage.

GARAGE

Single Garage

The garage measures 19'6 x 9'4 with an up and over door, power, light, fitted cupboards, fitted worktop and courtesy door to the utility room.



ADDITIONAL INFORMATION

DIRECTIONS

Proceed out of Huddersfield along Manchester Road and turn right signposted to Milnsbridge onto Whitley Street, follow the one way system around to the traffic lights at the junction of Scar Lane and at the lights continue up Scar Lane into Golcar Village then turn right on to Leymoor Road, continue down the hill and before eventually turning left on to Grange Road and then first right on to Ayton Road where the property will be found on the left hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

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