

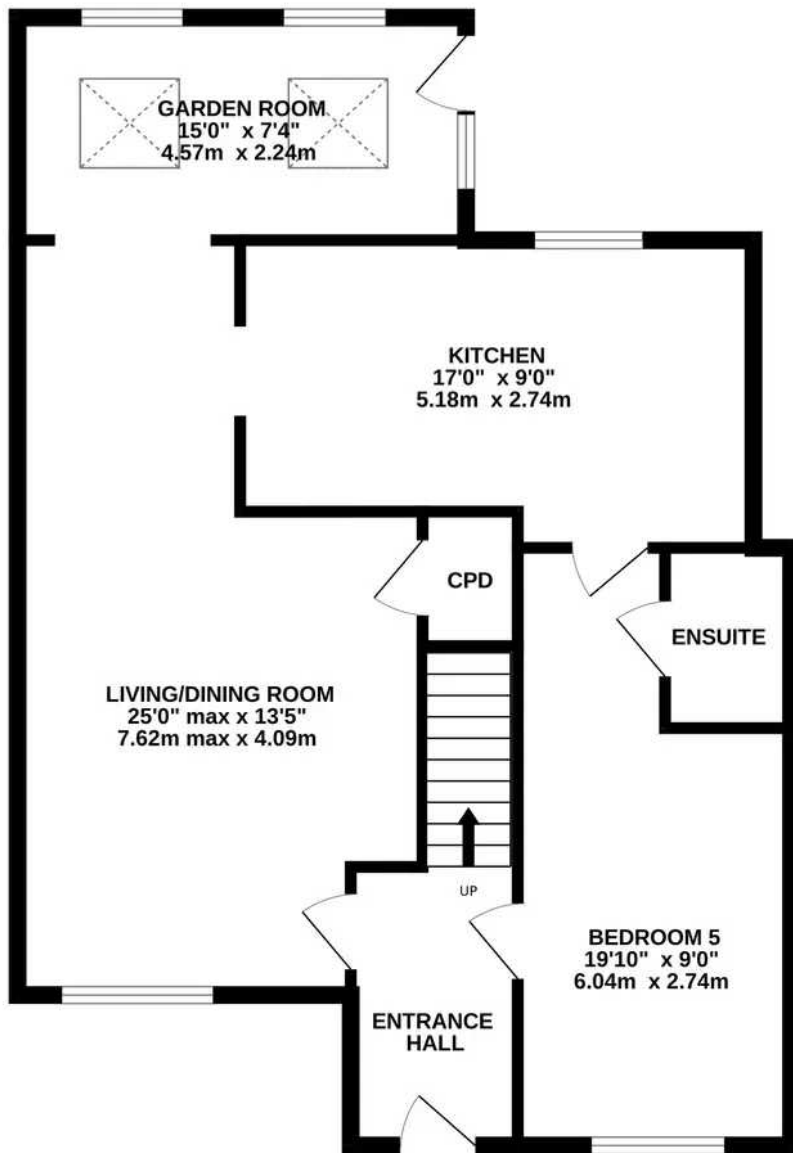


Ings Mill Drive, Clayton West

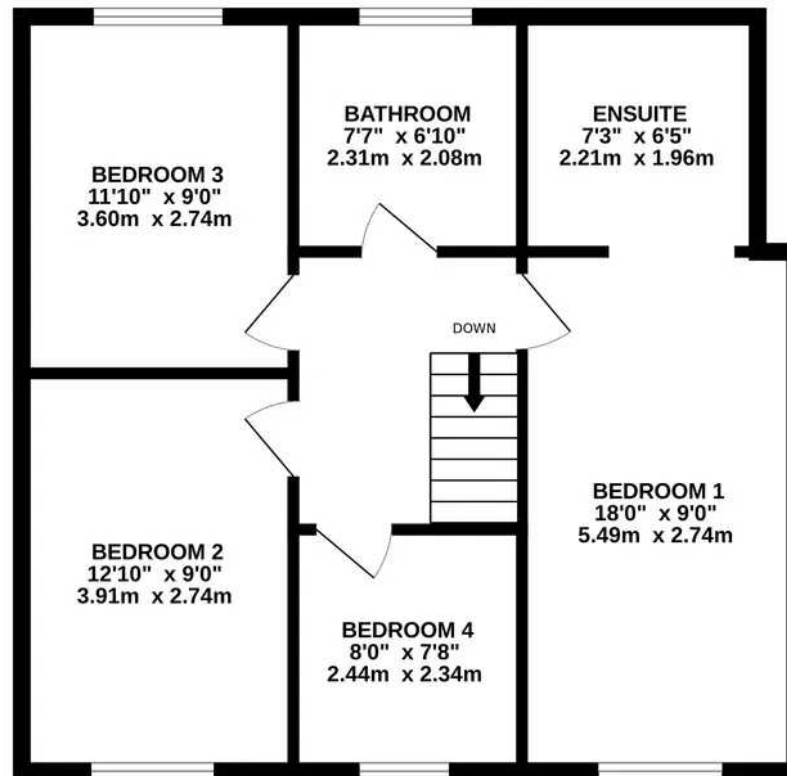
Huddersfield, HD8 9PW

Offers in Region of **£310,000**

GROUND FLOOR



1ST FLOOR



INGS MILL DRIVE

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Ings Mill Drive

Clayton West, Huddersfield

A SEMI-DETACHED, FAMILY HOME BOASTING VERSATILE AND SPACIOUS ACCOMMODATION AND SITUATED IN THE SOUGHT AFTER VILLAGE OF CLAYTON WEST. THE PROPERTY OCCUPIES A GENEROUS PLOT, WITH FABULOUS GARDEN TO THE REAR AND OPEN ASPECT VIEWS TOWARD EMLEY MOOR. INTERNAL VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE STANDARD OF ACCOMMODATION AND SPACE ON OFFER.

The ground floor accommodation briefly comprises of entrance, open-plan living/dining room, garden room, kitchen and ground floor bedroom with en-suite shower room. To the first floor there are four bedrooms and the house bathroom, the principal bedroom having en-suite shower room facilities. Externally there is driveway to the front providing off street parking and a lawn garden. To the rear is a superb garden with flagged patio area which takes full advantage of the pleasant views toward Emley Moor, there is a lawn garden with well stocked flower and shrub beds.

Tenure Freehold.

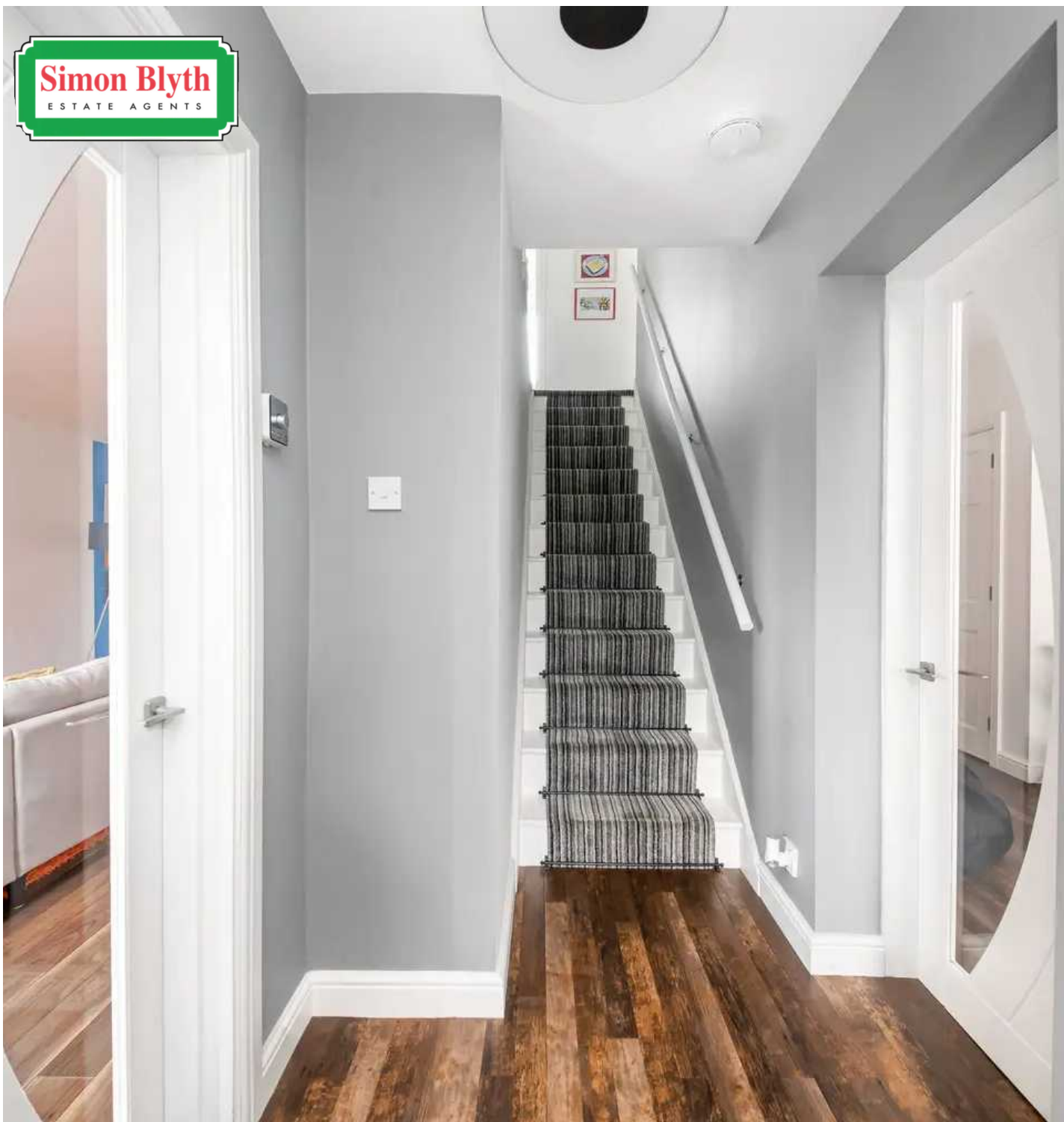
Council Tax Band C.

EPC Rating C.



Simon Blyth

ESTATE AGENTS



GROUND FLOOR

ENTRANCE HALL

4' 6" x 7' 8" (1.37m x 2.34m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts. The entrance hall features timber and glazed doors providing access to bedroom five and the open-plan living dining room. A staircase with wooden banister, central carpet runner, and stylish matte black carpet rods rises to the first floor. There is high-quality flooring, a ceiling light point, and an anthracite column radiator.

OPEN-PLAN LIVING DINING ROOM

25' 0" x 13' 5" (7.62m x 4.09m)

The open-plan living dining room is a generously proportioned, light and airy reception room which enjoys a great deal of natural light cascading through the double-glazed bank of windows and bay window to the front elevation. There is a double archway which proceeds seamlessly into the garden room. The attractive flooring continues through from the entrance hall, the room is finished with neutral decor, and features two ceiling light points, two radiators, and an arched doorway provides access to the kitchen. A multi-panel timber door encloses a useful under-stairs storage cupboard.

GARDEN ROOM

15' 0" x 7' 4" (4.57m x 2.24m)

The garden room enjoys a great deal of natural light courtesy of two double-glazed picture windows to the rear elevation and two double-glazed skylight windows. The high-quality flooring continues through from the living dining room and there are two radiators, a double-glazed, composite, stable-style door with obscure glazed inserts and adjoining double-glazed window with obscure glass to the side elevation which provides seamless access to the gardens. The garden room windows offer pleasant views across the property's rear gardens and provide the kitchen with natural light through the arched serving hatch with tiled sill.





KITCHEN

17' 0" x 9' 0" (5.18m x 2.74m)

The kitchen features a wide range of fitted wall and base units with complementary rolled edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless-steel sink and drainer unit with chrome mixer tap. The kitchen is well-equipped with built-in appliances, including a four-ring ceramic Hotpoint hob with cooker hood over and an electric Hotpoint oven. There is space for a tall standing fridge freezer unit, plumbing for an automatic washing machine, and space and provisions for a dishwasher. The kitchen features under-unit lighting, tiling to the splash areas, tiled flooring, and there is a double-glazed window to the rear elevation which enjoys views across the property's rear gardens. The kitchen has an extractor vent, a multi-panel door providing access to the family room, and also houses the property's Worcester Bosch boiler.



BEDROOM FIVE

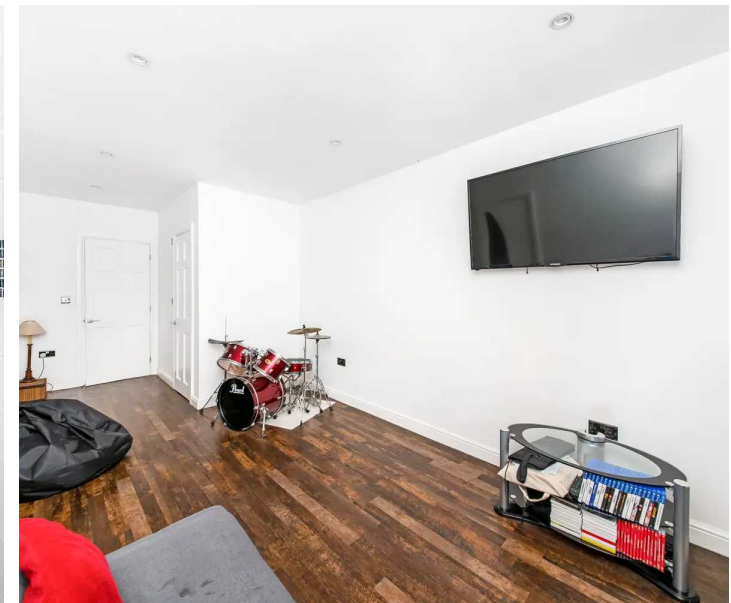
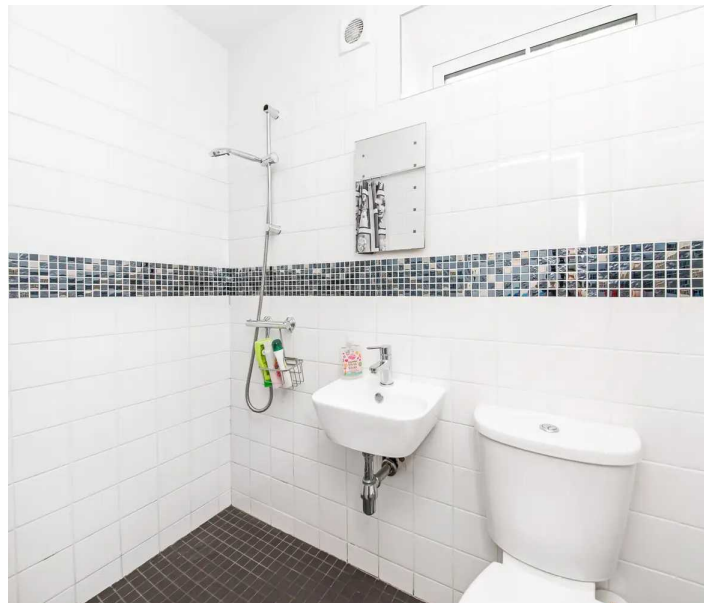
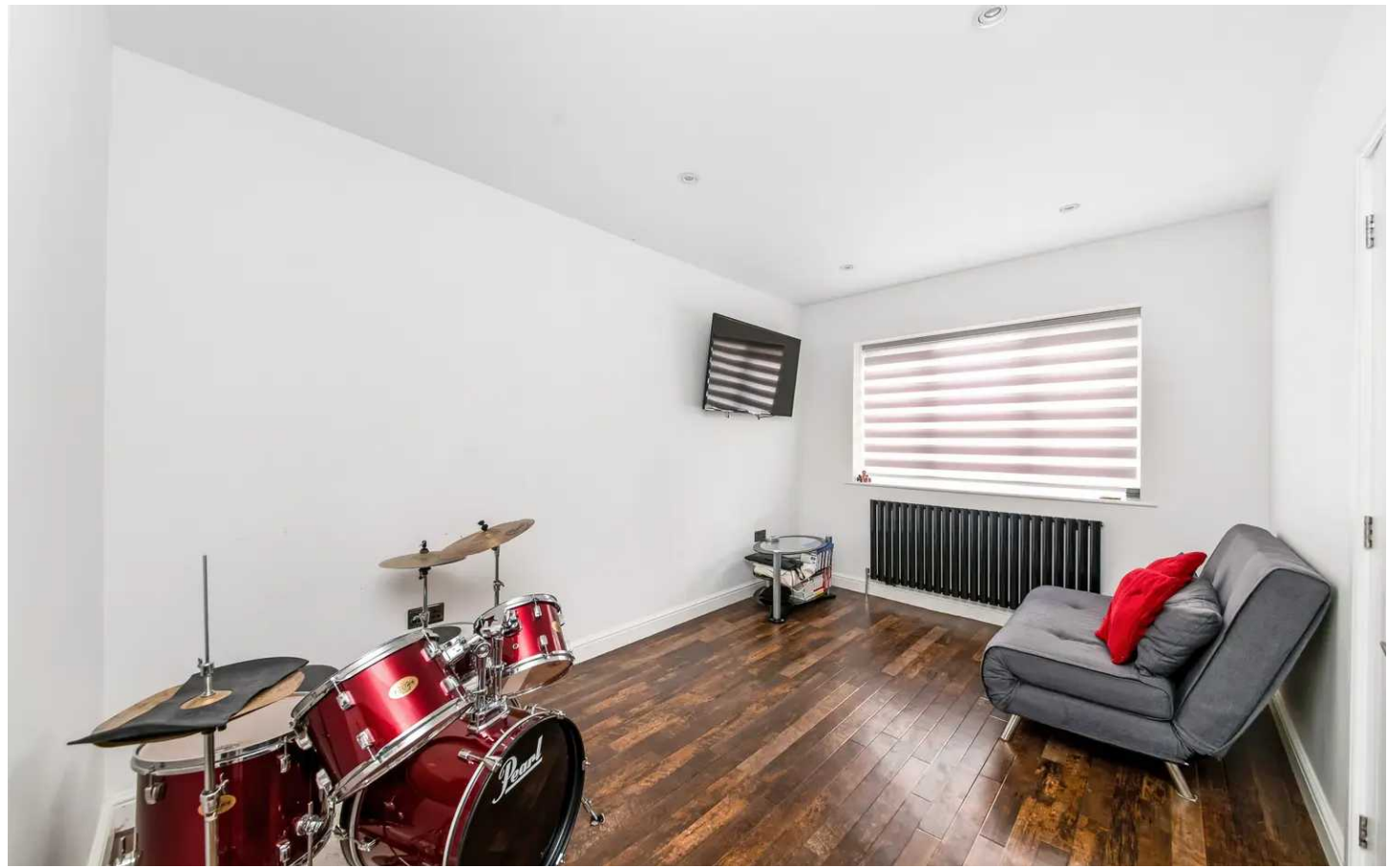
19' 10" x 9' 0" (6.05m x 2.74m)

Bedroom five is a versatile and useful room, currently utilised as a snug/music room, but could be utilised as a double bedroom with en-suite wet room facilities. The attractive flooring continues through from the entrance hall, there is inset spotlighting to the ceiling, a double-glazed bank of windows to the front elevation, and a column radiator. A multi-panel door provides access to the en-suite wet room.

BEDROOM FIVE EN-SUITE WET ROOM

6' 2" x 3' 7" (1.88m x 1.09m)

The en-suite wet room features a three-piece suite comprising of a low-level w.c. with push-button flush, a wall hung wash hand basin with chrome mixer tap, and a wet room style shower with thermostatic shower function. There is mosaic tiled flooring and tiled walls, a double-glazed window to the side elevation, an extractor fan, inset spotlighting to the ceiling, and a chrome ladder-style radiator.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are multi-panel timber doors providing access to four bedrooms and the house bathroom. There is inset spotlighting to the ceiling, a wooden banister with traditional spindles over the stairwell head, and a loft hatch providing access to a useful attic space.

BEDROOM ONE

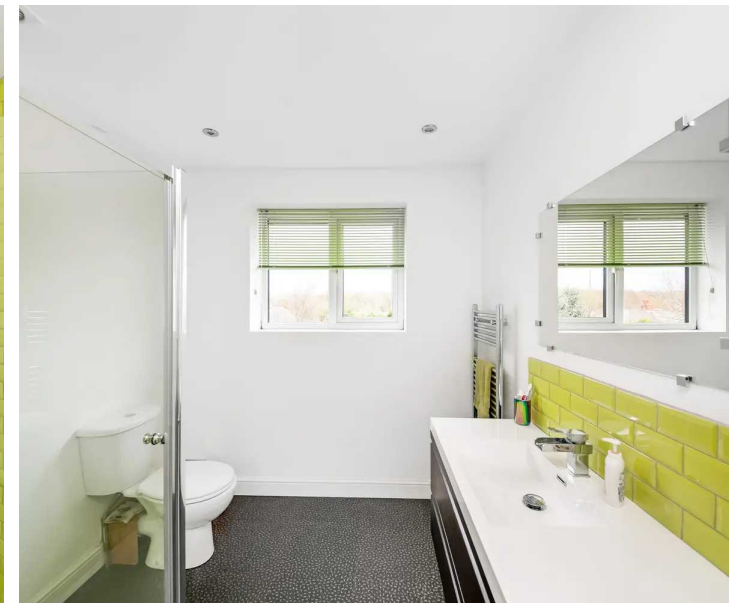
18' 0" x 9' 0" (5.49m x 2.74m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. This dual-aspect double bedroom features double-glazed windows to the front and rear elevations, a central ceiling light point, a radiator, and is complemented by high-quality en-suite shower room facilities. The window to the rear elevation offers pleasant views across the property's gardens and over rooftops towards Emley Moor Mast.

BEDROOM ONE EN-SUITE SHOWER ROOM

6' 5" x 7' 3" (1.96m x 2.21m)

The en-suite shower room features a modern three-piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower, a low-level w.c. with push-button flush, and a broad wash hand basin with vanity cupboards beneath and cascading waterfall mixer tap. There is high-gloss brick effect tiling to the splash areas, inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator.





BEDROOM TWO

12' 10" x 9' 0" (3.91m x 2.74m)

Bedroom two is a generously proportioned, light and airy double bedroom which has ample space for freestanding furniture. The room features a bank of double-glazed windows to the front elevation, a ceiling light point, and a radiator.

BEDROOM THREE

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

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is a bank of windows to the rear elevation which share a similarly pleasant and open-aspect view to bedroom one, across the property's rear gardens and over rooftops towards Emley Moor Mast. There is a ceiling light point and a radiator.

BEDROOM FOUR

8' 0" x 7' 8" (2.44m x 2.34m)

Bedroom is currently utilised as a home office but could instead be a generously proportioned single bedroom. The room enjoys a great deal of natural light which cascades through the bank of double-glazed windows to the front elevation, and features a ceiling light point and a radiator.





HOUSE BATHROOM

6' 10" x 7' 7" (2.08m x 2.31m)

The house bathroom features a white three-piece suite which comprises of a low-level w.c., a broad wash hand basin with vanity cupboard beneath, and a panel bath with Mira shower over. The bathroom features tiled flooring and tiled walls with a decorative dado rail, inset spotlighting to the ceilings, a radiator, and an extractor vent. There are also two double-glazed windows with obscure glass to the rear elevation.

EXTERNAL

Front Garden

Externally to the front, the property features a lawn garden with flower and shrub beds, a gravelled pathway proceeding to the front door, up-and-down lights, and a driveway which provides off-street parking for multiple vehicles. The pathway proceeds down the side of the property to a gate which encloses the rear garden, and there is a hard standing for bin storage.

Rear Garden

Externally to the rear, the property features a fabulous rear garden which is enclosed and features a flagged patio area providing an ideal space for al fresco dining, barbecuing and entertaining. The rear garden is laid predominantly to lawn and features well-stocked flower and shrub beds. At the bottom of the garden is a hard standing for a garden shed. There are part-fenced and part-hedged boundaries, an external tap, and external security lights.

Driveway

2 Parking Spaces





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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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.

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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 – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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