

**Simon Blyth**

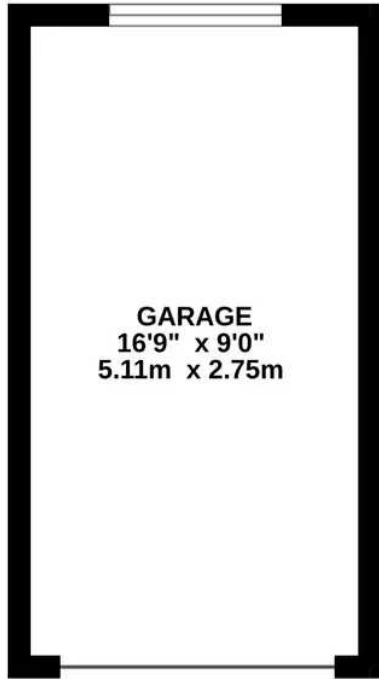
ESTATE AGENTS



**Ings Mill Drive, Clayton West**

Huddersfield, HD8 9PW

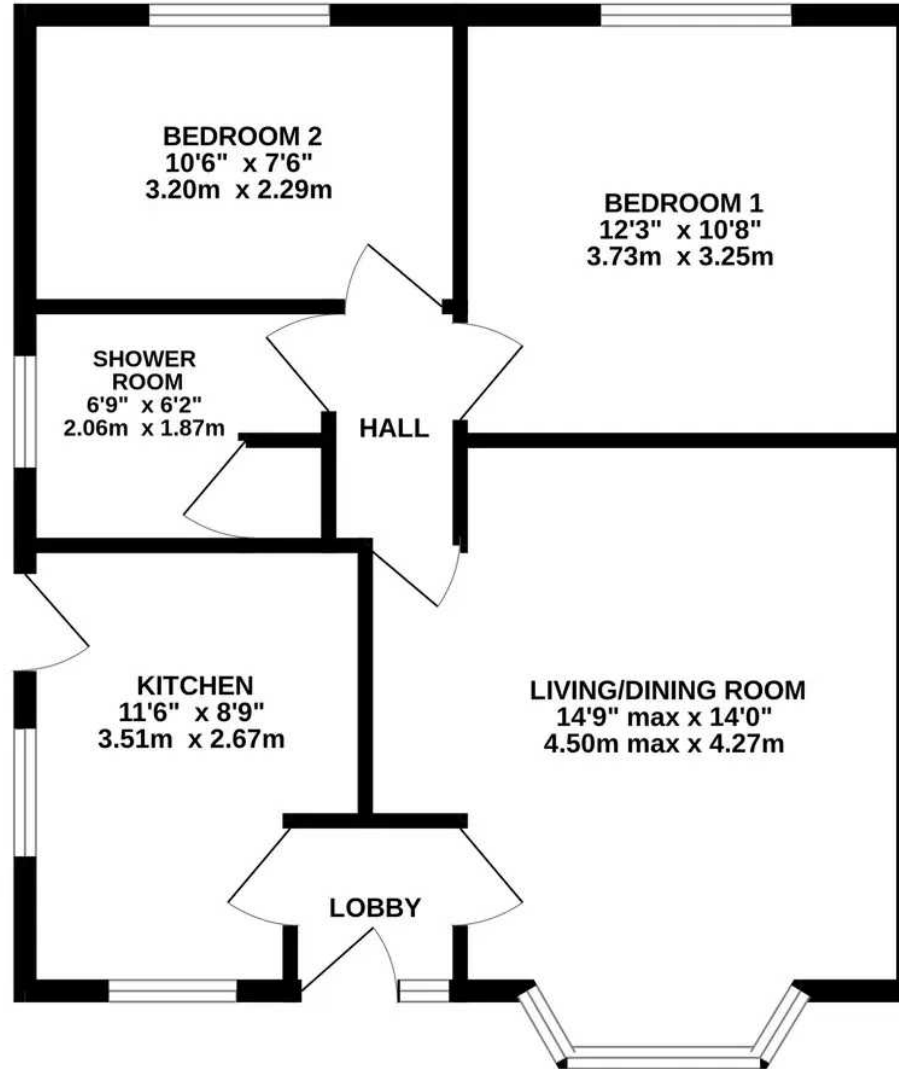
Offers in Region of **£215,000**



**GARAGE**  
16'9" x 9'0"  
5.11m x 2.75m

INGS MILL DRIVE

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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**BEDROOM 2**  
10'6" x 7'6"  
3.20m x 2.29m

**BEDROOM 1**  
12'3" x 10'8"  
3.73m x 3.25m

**SHOWER ROOM**  
6'9" x 6'2"  
2.06m x 1.87m

**HALL**

**KITCHEN**  
11'6" x 8'9"  
3.51m x 2.67m

**LIVING/DINING ROOM**  
14'9" max x 14'0"  
4.50m max x 4.27m

**LOBBY**





## Ings Mill Drive

Clayton West, Huddersfield

A SEMI-DETACHED, TWO DOUBLE BEDROOM, TRUE BUNGALOW OCCUPYING A GENEROUS CORNER PLOT NESTLED IN A QUIET CUL-DE-SAC SETTING IN THE SOUGHT AFTER VILLAGE OF CLAYTON WEST. OFFERED WITH NO ONWARD CHAIN THE PROPERTY OCCUPIES AN ELEVATED POSITION WITH FANTASTIC FAR REACHING VIEWS OVER ROOFTOPS TOWARD EMLEY MOOR, A DRIVEWAY AND DETACHED GARAGE AND LOW MAINTENANCE GARDENS.

The property accommodation briefly comprises of entrance, kitchen, open-plan living/dining room, inner hallway, two double bedrooms and the shower room. Externally there is a lawn garden to the front, low maintenance rear garden with two patio areas to the rear. There is a driveway which leads to a detached garage.

Council Tax Band B.

EPC Rating D.

Tenure Freehold.





### ENTRANCE HALL

5' 6" x 4' 0" (1.68m x 1.22m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts and leaded detailing into the entrance hall. There is an adjoining double-glazed window with obscure glass to the front elevation, decorative coving to the ceiling, a radiator, and a ceiling light point. The entrance hall provides access to the kitchen and the open-plan living dining room.

### OPEN-PLAN LIVING DINING ROOM

14' 0" x 14' 9" (4.27m x 4.50m)

The open-plan living dining room is a generously proportioned reception room which enjoys a great deal of natural light courtesy of the double-glazed bay window to the front elevation. There is decorative coving to the ceiling, two ceiling light points, a radiator, and the focal point of the room is the wall-mounted gas fireplace. A timber and glazed door provides access to the inner hallway.







## KITCHEN

11' 6" x 8' 9" (3.51m x 2.67m)

The kitchen is a light and airy room featuring dual-aspect windows to the front and side elevations. There is a ceiling light point, a radiator, tile-effect vinyl flooring, and a double-glazed external door with obscure glazed inserts to the side elevation which leads to the side pathway and gardens. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and with rolled edge work surfaces over which incorporate a one-and-a-half bowl stainless-steel sink and drainer unit with chrome mixer tap. There are also built-in appliances, including a four-ring gas hob with tiling to the splash areas and an electric oven. There is space and provisions for an automatic washing machine and tall standing fridge freezer unit. Additionally, the kitchen features a large pantry cupboard, an extractor vent, and a cupboard housing the property's boiler.

## INNER HALLWAY

The inner hallway features decorative coving to the ceiling, a ceiling light point, and a loft hatch which provides access to a useful attic space. Doors provide access to two double bedrooms and the house shower room.





### **BEDROOM ONE**

12' 4" x 10' 8" (3.76m x 3.25m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room features a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation which offer fantastic, far reaching views over rooftops and towards Emley Moor Mast.

### **BEDROOM TWO**

10' 6" x 7' 6" (3.20m x 2.29m)

Bedroom two can accommodate a double bed with space for freestanding furniture. The room, again, features a bank of double-glazed windows to the rear elevation, offering pleasant views across the rear gardens and over rooftops in the distance. There is also a ceiling light point and a radiator.





### **SHOWER ROOM**

6' 9" x 6' 2" (2.06m x 1.88m)

The shower room features a three-piece suite which comprises of a fixed frame, quadrant-style shower cubicle with thermostatic shower, a low-level w.c., and a pedestal wash hand basin. There are tiled walls, a ceiling light point, a radiator, and a bank of double-glazed windows with obscure glass to the side elevation. There is also a door which encloses the hot water cylinder cupboard which features shelving in situ.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a predominantly lawn garden with flower and shrub beds, and flagged pathway proceeding to the front door where there is an external light, continues down the side of the property to the side entrance into the kitchen, and then further continues to a gate at the side of the property. There is also an external tap. To the side of the property, the pathway continues to the property's detached garage and driveway. Here, there are mature, well-stocked flower and shrub beds, and a low maintenance rockery.

### REAR GARDEN

Externally to the rear, the property features a low maintenance garden. There are two flagged patio areas, providing an ideal space for al fresco dining and enjoying the far-reaching views towards Emley Moor. There is a hard standing for a garden shed, an external light, and fenced boundaries.

### Single Garage

The garage features an up-and-over door, and has lighting and power in situ. A bank of windows to the rear elevation provide natural light and there is further storage available in the rafters. The measurements are 16'9" x 9'0".

### Driveway

1 Parking Space









## **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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## **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.**

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## **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 – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm









## Simon Blyth Estate Agents

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