



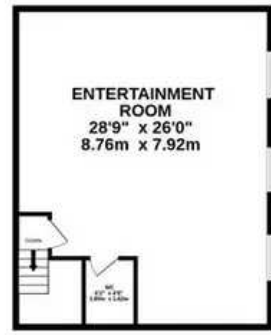
**Inglewood Avenue, Huddersfield**

Huddersfield

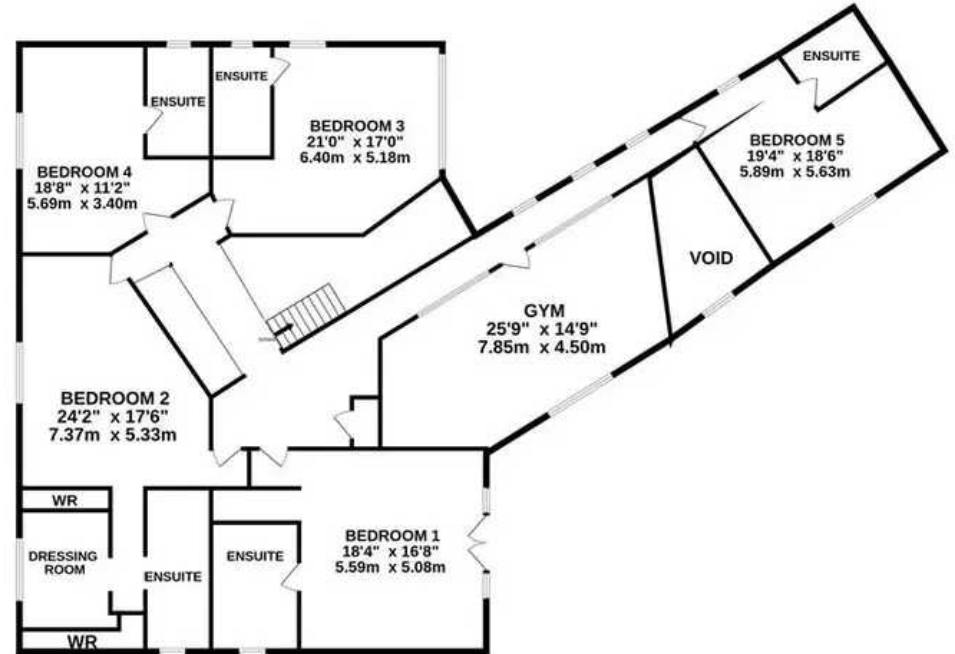
**£1,699,500**



GROUND FLOOR



1ST FLOOR



INGLEWOOD AVENUE

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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## 2a, Inglewood Avenue

Birkby, Huddersfield

\*\*\*PART EXCHANGE CONSIDERED\*\*\* Aptly named 'The Address' perfectly describes one of Huddersfield's finest contemporary homes with circa 8,000 square feet of beautifully appointed stylish and well-planned living space arranged over two floors. This wonderful and imposing residence faced predominantly in Ashlar stone together with split faced stone and rendered sections has everything a family or extended family could wish for, with ample living space including two formal reception rooms, large galleried reception hall and dining area, study, entertainment room, 39ft heated indoor swimming pool, galleried glass gymnasium overlooking the pool, sauna, quality fitted kitchen with Miele appliances, spice kitchen, music room and 6 large double bedrooms all en-suite. Approached through electric gates, there is parking for several vehicles, garaging and well screened landscaped gardens. Local shops, restaurants and bars are just up the road in neighbouring Lindley and minutes from junction 24 of the M62 making this an ideal location for trans Pennine commuting.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





#### **ENTRANCE HALL**

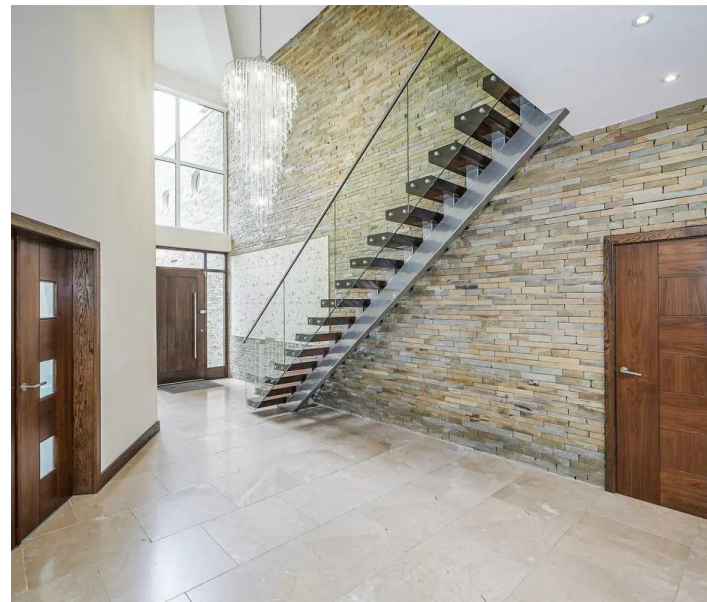
A hardwood timber door opens into a stunning galleried reception hall. There are sealed unit double glazed windows rising from ground to first floor flooding this area with natural light, to one side there is exposed split faced stone with an open tread timber and glass paneled staircase with brushed stainless-steel balustrade, tiled flooring and with a raised dining area at the far end.

#### **DINING HALL**

Dimensions: 5.26m x 3.81m (17'3 x 12'6). With windows looking out to the rear together with a door providing access, there is tiled flooring and a ceiling light point.

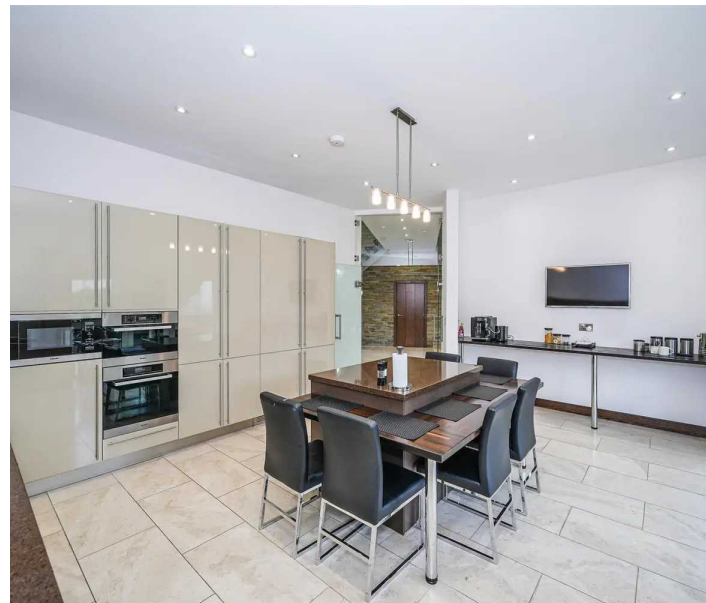
#### **LIVING ROOM**

Dimensions: 7.54m x 5.11m (24'9 x 16'9). This is accessed through twin timber and glazed doors from the reception hallway and has semi-circular windows which are floor to ceiling in height there is a further floor to ceiling window to the side elevation all of which provide an abundance of natural light to the room. There is a ceiling light point and two wall light points.



## BREAKFAST KITCHEN

Dimensions: 5.79m x 5.23m (19'0 x 17'2). With a range of gloss base and wall cupboards, drawers, display shelving, overlying granite worktops with tiled splashbacks, inset double bowl stainless steel sink with extending chrome monobloc tap, there is a Miele five burner stainless steel gas hob, with matching extractor hood over, Miele microwave, combination oven and electric fan assisted oven, integrated Miele dishwasher and integrated larder fridge and larder freezer, there are two pull out larders and two large carousel units. A breakfast bar runs across one elevation and central to the kitchen there is an island unit which has granite worktop, two large pan drawers and an extending timber breakfast bar to three elevations. To one side a timber and glazed door gives access to a utility room/ spice kitchen which is 15'0 x 7'6. This has a door leading out to the front, window to the rear elevation, floor to ceiling tiled walls, tiled floor and fitted with a range of base and wall cupboards, contrasting overlying worktops, NEFF five burner gas hob with NEFF extractor hood over and BEKO electric fan assisted oven beneath, there is an inset single drainer stainless steel sink with chrome monobloc tap and undercounter space for two washing machines and tumble dryer. To one side a door gives access to an inner lobby which gives access to the garage, music room and boiler room together with the entertainment room over.





### **MUSIC ROOM**

Dimensions: 5.54m x 4.32m (18'2 x 14'2). This was formally part of the garaging and still retains the electric roller door however a stud wall has been placed in front of the door together with a PVCu double glazed window, there are also inset ceiling spotlights.

### **BOILER ROOM**

Dimensions: 5.00m x 1.83m (16'5 x 6'0). With two BAXI gas fired central heating boilers and two Stelflow water storage heaters.

### **ENTERTAINMENT ROOM**

Dimensions: 8.76m x 7.92m (28'9 x 26'0). With a bank of sealed unit double glazed windows running across the front elevation, there are numerous inset ceiling downlighters, four central heating radiators, projector with remote screen and speakers', part of this area is carpeted and the remainder with wood flooring together with a bar in one corner with granite worktops, drawers, sink, wine cooler and storage. To one side a door gives access to a w.c which is 6'2 x 4'8, with floor to ceiling tiled walls, tiled floor, inset ceiling downlighters, central heating radiator and fitted with wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

### **W.C.**

Dimensions: 2.51m x 2.03m (8'3 x 6'8). With automated LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor and fitted with a wall hung vanity unit incorporating wash basin with chrome monobloc tap and wall hung w.c with concealed cistern.

### **SITTING ROOM**

Dimensions: 6.48m x 5.08m (21'3 x 16'8). This has windows and French doors looking out across a well screened level predominantly lawned garden. There is a ceiling light point, two wall light points and as the main focal point of the room housed within the chimney breast there is a log flame effect gas fire.

### **OFFICE / STUDY**

Dimensions: 5.08m x 2.44m (16'8 x 8'0). With inset LED downlighters, window and wood flooring.

### **BEDROOM SIX**

Dimensions: 4.57m x 3.86m (15'0 x 12'8). With a double room with a window looking out over the garden, there is a ceiling light point, oak flooring, fitted wardrobed and drawers, and to one side a door gives access to an ensuite shower room.

### **ENSUITE SHOWER ROOM**

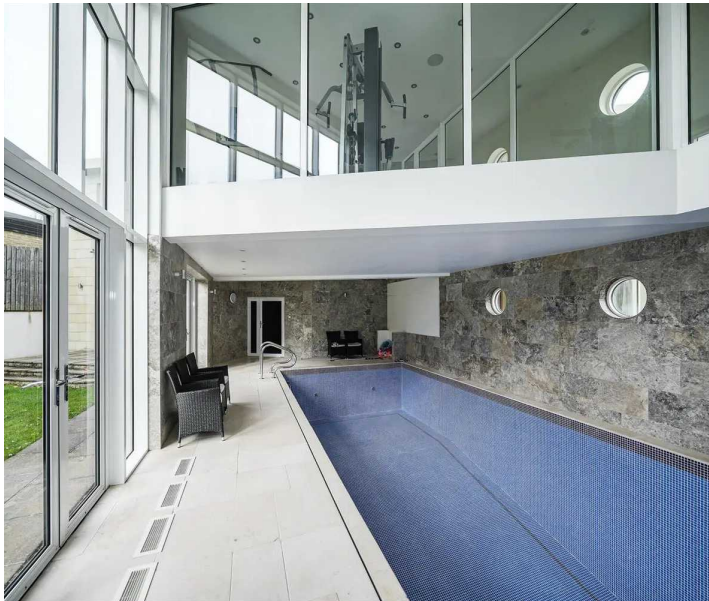
Dimensions: 3.84m x 1.57m (12'7 x 5'2). With a frosted glazed window, inset LED downlighters, extractor fan, floor to ceiling walls, tiled floor, shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung hand wash basin with chrome monobloc tap, low flush w.c. and large walk-in shower with glazed panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.





### POOL ROOM

Dimensions: 13.92m x 5.59m (45'8 x 18'4). With inset LED downlighters, double height floor to ceiling windows together with French doors, and further windows and French doors to either side, there are four porthole windows and galleried area from the gymnasium. There are floor to ceiling tiled walls together with wall light points and heated swimming pool measuring 39'0 x 11'9 with 4'7 shallow end and 7'3 deep end at the far end of the pool there is a sauna, shower room and plant room.





## FIRST FLOOR LANDING

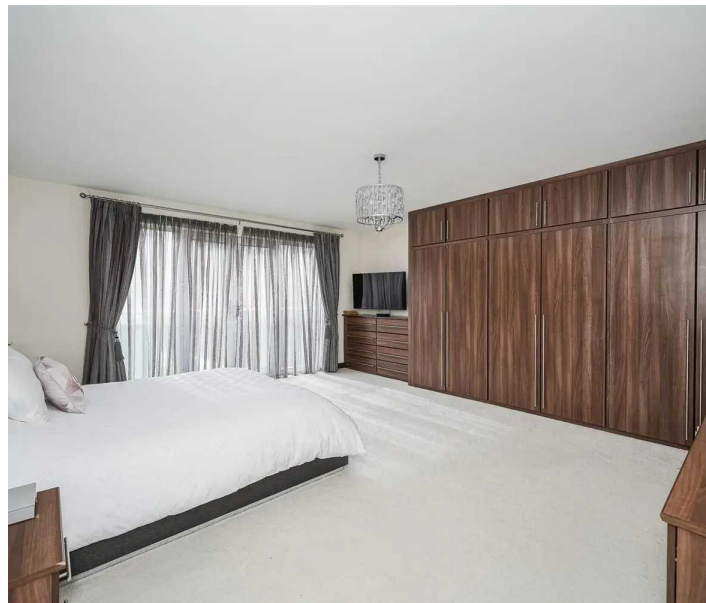
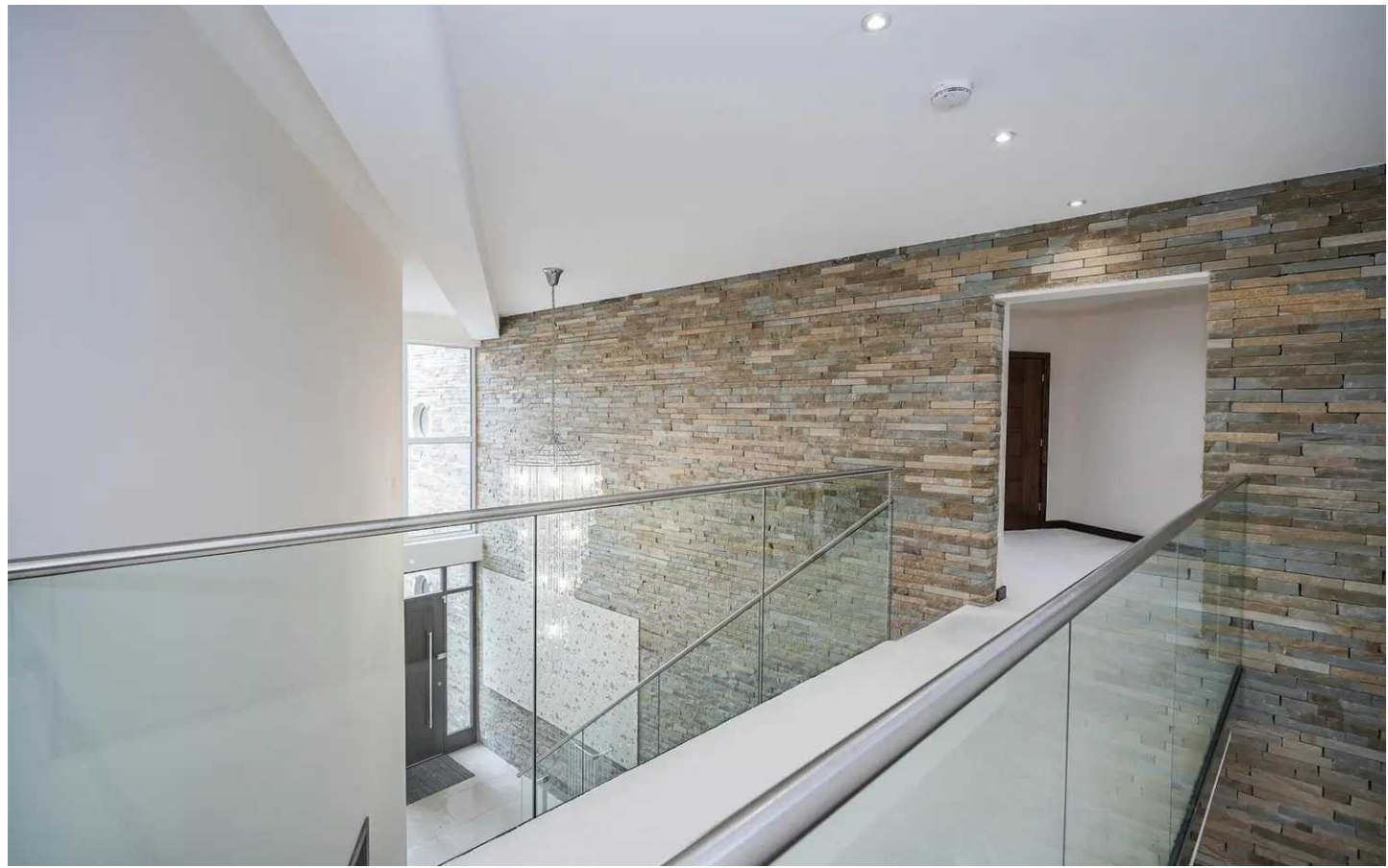
Is a large galleried landing with a glass panels and brushed stainless steel balustrade and from here access can be gained to the following:-

## BEDROOM ONE

Dimensions: 5.59m x 5.08m (18'4 x 16'8). This is approached through twin timber doors and has sealed unit double glazed windows and French doors with Juliette balcony and looking out over the garden, there is a ceiling light point, two wall light points, central heating radiator and fitted furniture including wardrobes, cupboards and drawers. To one side a door gives access to an ensuite shower room.

## ENSUITE SHOWER ROOM

Dimensions: 3.43m x 1.96m (11'3 x 6'5). With a frosted glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor, shaver socket, chrome ladder style heated towel rail and fitted with a wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large walk-in wet area with glass panel and shower fitting incorporating fixed shower rose hand spray and body jets.





### **BEDROOM TWO**

Dimensions: 7.37m x 5.33m (24'2 x 17'6). With window looking out over the garden, ceiling light point, two wall light points, central heating radiator and to one side there is a lobby with inset LED downlighters giving access to an ensuite shower room and dressing room.

### **ENSUITE SHOWER ROOM**

Dimensions: 4.09m x 1.93m (13'5 x 6'4). With a frosted glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor, shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. with concealed cistern and large walk-in wet area with glass panel, larger shower rose and separate hand spray.

### **DRESSING AREA**

With a window looking out over the garden, inset LED downlighters and having two banks of floor to ceiling fitted wardrobes and cupboards.



### BEDROOM THREE

Dimensions: 6.40m x 5.18m (21'0 x 17'0). This has a window to the side elevation together with windows and door to the front with Juliette balcony all of which provide the room with plenty of natural light, there is a ceiling light point, two wall light points and fitted furniture including floor to ceiling wardrobes with cupboards above and dressing table with drawers beneath. To one side a door gives access to an ensuite.

### ENSUITE

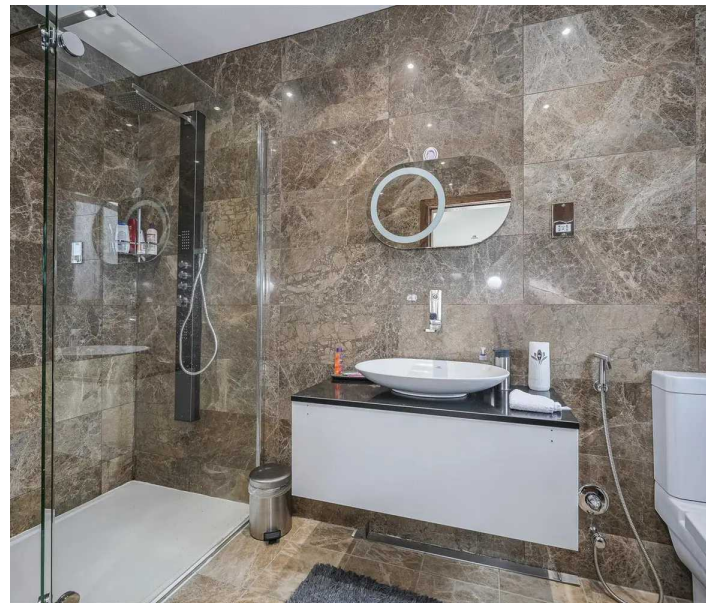
Dimensions: 3.28m x 1.60m (10'9 x 5'3). With frosted glazed window, inset LED downlighters, shaver socket, chrome ladder style heated towel rail, floor to ceiling tiled walls, tiled floor, and fitted with a suite comprising; vanity unit incorporating wash basin with wall mounted chrome monobloc tap, low flush w.c. and large walk-in shower with fixed shower rose, hand spray and body jets.

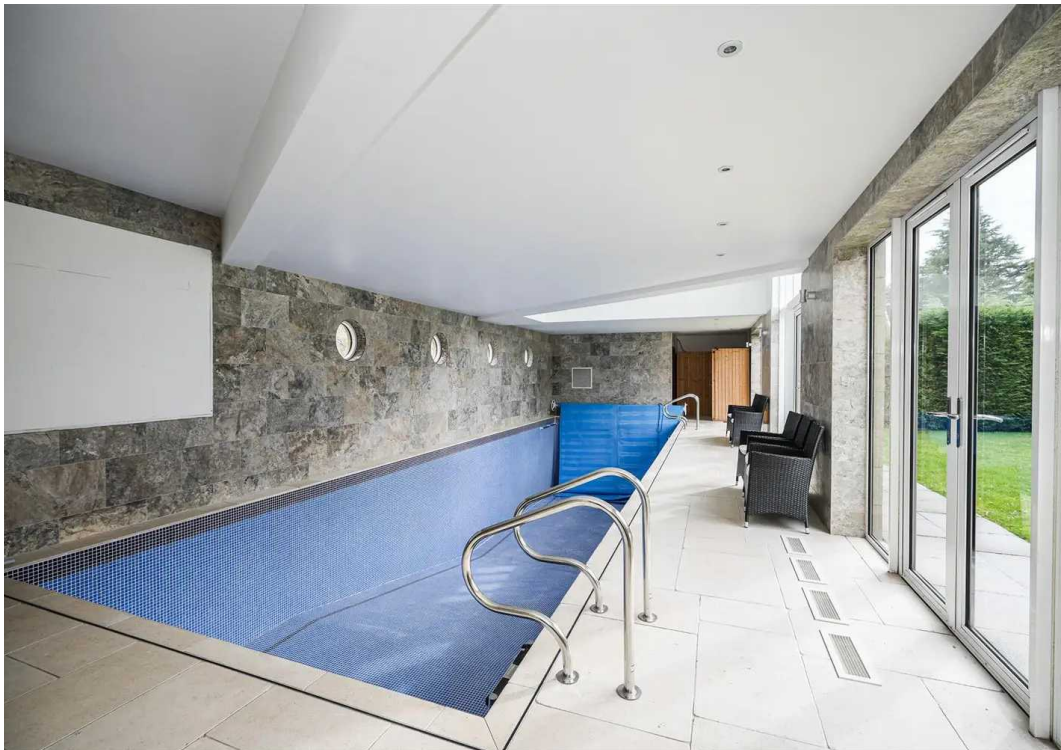
### BEDROOM FOUR

Dimensions: 5.69m x 3.40m (18'8 x 11'2). With a window looking out over the garden, ceiling light point, central heating radiator and having floor to ceiling wardrobes with cupboards over. To one side a door gives access to an ensuite.

### ENSUITE

Dimensions: 1.63m x 3.23m (5'4 x 10'7). With frosted glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor, shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with a free-standing chrome monobloc tap, wall hung w.c. with concealed cistern and large walk-in shower with glass panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.







### **GYM**

Dimensions: 7.85m x 4.50m (25'9 x 14'9). This has floor to ceiling glass to two elevations one of which is galleried to the swimming pool with further windows looking out over the garden, there are numerous inset LED downlighters, ceiling speakers, large fitted mirror together with wood flooring. Adjacent to the gym there is a landing with three porthole windows and at the far end a door gives access to bedroom five.

## Garden

There is a lawned garden with planted trees to one side, planted beds and with three steps leading up to a flagged area where there is access to the main entrance and to the spice kitchen. To the left hand side of the property there is a flagged pathway with planted trees and shrubs, outside cold water tap and this leads to a well screened level garden which is predominantly lawned with a flagged pathway and raised patio and this area is overlooked by the pool, gym, sitting room, master bedroom and bedroom five. From here there is a further flagged pathway with external lighting which runs across the rear of the boiler room and gives access to a further area of garden which is screened from Birkby Road by a high wall with planted trees and shrubs along the border, there is a lawned area, partly covered patio area which can be accessed from the breakfast kitchen and with three steps leading down to a further lawned area with timber garden shed and to the far side running down the side of the music room there is a flagged pathway, lawn and this leads to the front of the house.

## Garage

Single Garage

With an electric roller door, power, light and courtesy door and measures 19'3 x 14'5

## Off Road

2 Parking Spaces

The property is approached through stone pillared gate posts with a large sliding single electric gate, and this opens on to an extensive printed concrete driveway providing off- road parking for several vehicles as well as giving access to the garage. Around the parking area there is external lighting.



## **ADDITIONAL INFORMATION**

### **DIRECTIONS**

Proceed out of Huddersfield along Halifax Road and on reaching the traffic lights by The Cavalry Arms Public House turn right onto Birkby Road where Inglewood Avenue will be found on the right-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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### **FREE VALUATIONS**

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**

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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 - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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