



**The Ings, Clayton West, Huddersfield HD8 9NJ**

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## **The Ings, Clayton West Huddersfield**

Located on a peaceful lane, this immaculate home has picturesque views over Emley Moor whilst being located close to the M1 motorway links and neighbouring villages. This fabulous home benefits from off-road parking for multiple cars and a detached, single garage ideal for outdoor storage.



## Ground Floor

### Entrance

Side door leading to porch with tiled flooring and warmed by a central heating radiator. Two double glazed windows overlook the front and side. Door to hallway.

### Hall

Being fully alarmed with storage cupboard. Doors to kitchen diner and reception room.

### Lounge

18' 10" x 13' 5" max ( 5.74m x 4.09m max )

Modern and spacious reception room has carpeted and is warmed by a log burning gas fire plus two central heating radiators. The room is flooded with plenty of natural light from the double glazed French doors which open out to the side plus the window to the front. There is a cupboard which houses the fuse box and space for dryer.

### Kitchen Diner

15' x 13' 3" ( 4.57m x 4.04m )

This superbly sized kitchen diner is the perfect place to enjoy family meals and enjoy company with friends comprising a range of fitted base and wall units with wood tops and tiled splashbacks. Integrated electric oven with gas hob and extractor over. Space for a fridge freezer and washing machine plus a 6 seater dining table and chairs. Sink unit with drainer and mixer tap. Having ceiling downlights, radiator, laminate flooring and three double glazed windows two the front and one to the side.

## First Floor

### Landing

Having carpeted flooring, doors to bedrooms, bathroom and boiler cupboard. Loft access via ladders. Two double glazed windows overlook the rear.

### Bedroom One

13' 6" x 9' 9" ( 4.11m x 2.97m )

Spacious double bedroom having carpet flooring and warmed by a central heating radiator. Two double glazed windows overlook the front and side.

### Bedroom Two

8' 11" x 10' 1" ( 2.72m x 3.07m )

Good sized carpeted bedroom with built in cupboard and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Three

6' 10" x 10' 2" ( 2.08m x 3.10m )

Third good sized carpeted bedroom with loft hatch giving access to a partially boarded loft space. The room is warmed by a central heating radiator and has a double glazed window which overlooks the front.

### Bathroom

Bathroom suite comprising bath and vanity hand basin with mixer tap and low flush WC. Having fully tiled walls and flooring, extractor, heated towel warmer/radiator, frosted double glazed window to the front.

### Separate Shower Room

Shower cubicle, tiled flooring and a double glazed window to the side.

## Loft Space

Being fully boarded with one double glazed window. Potential for two extra rooms subject to relevant permissions.

### External

To the front is a front area steps leading to the front door with flower beds and path which leads round the side. Gated driveway has two parking space and gives access for three of the houses to rear plus access to this properties garage.

To the rear is a privately enclosed patio area plus slate area. The garden provides a lovely outlook towards Emley Moor and surrounding.



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## The Ings, Clayton West Huddersfield

- Fabulous Detached Home
- Situated In A Highly Sought After Area Of Clayton West
- Stunning Views Towards Emley Moor
- Off Road Parking For Multiple Cars
- Peaceful, Semi Rural Location

Tenure: Freehold EPC Rating: E

offers over

**£290,000**



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