



Ingleton Road, Newsome, Huddersfield HD4 6QX

welcome to

Ingleton Road, Newsome Huddersfield

Spacious four bedroom family home with three reception rooms. Driveway parking to front and side alongside garage storage then beautiful apple orchard to the rear overlooking fields with patio seating areas.



Ground Floor

Entrance Hall

Front door leading to hallway with carpeted flooring and warmed by a central heating radiator. Cupboard housing boiler, stairs to first floor, and window to the side.

Lounge

13' max x 13' 10" max (3.96m max x 4.22m max)

Spacious reception room with carpeted flooring and warmed by a gas fire plus central heating radiator. Open to dining area. Double glazed window overlooks the front.

Gallery

13' 2" x 8' 9" plus recess (4.01m x 2.67m plus recess)

Good sized dining area with carpeted flooring and warmed by a central heating radiator. Open to gallery area.

Dining Area

15' 7" x 8' 8" (4.75m x 2.64m)

Superb sized room with laminate flooring and warmed by a central heating radiator. Double glazed sliding doors to the rear plus sliding doors to bed four.

Kitchen

16' 9" plus door recess x 5' 9" plus door recess (5.11m plus door recess x 1.75m plus door recess)

Superb sized kitchen with a range of base and wall units. Integrated electric oven and gas hob with extractor fan over. Space for washing machine and fridge freezer. With tiled flooring and window and door to the rear.

Bedroom Four - Ground Floor

11' 8" plus recess x 8' 4" (3.56m plus recess x 2.54m)

Good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear.

First Floor Landing

With carpeted flooring and a double glazed opaque window to the side.

Bedroom One

11' 11" x 10' 10" plus wardrobes (3.63m x 3.30m plus wardrobes)

Spacious double bedroom with built-in wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Bedroom Two

10' 5" x 10' 2" max plus door recess (3.17m x 3.10m max plus door recess)

Spacious double bedroom with built-in cupboards, carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear.

Bedroom Three

7' 1" max x 9' 3" plus bulkhead (2.16m max x 2.82m plus bulkhead)

Good sized room with cupboard over bulkhead, carpeted flooring and warmed by a central heating radiator. Double glazed window to the front

Bathroom

Bathroom suite comprising corner bath with electric shower over, wash hand basin and low flush WC. With extractor fan, vinyl flooring and a double glazed opaque window to the rear and side.

External

The front of the property has a tarmac driveway to the front and side with ample parking. To the rear is a raised patio area, substantial new garden and vegetable patch.

May be scope to build another house on the plot subject to permissions.



view this property online williamhbrown.co.uk/Property/HDF116272



welcome to

Ingleton Road, Newsome Huddersfield

- Large Apple Orchard In The Garden
- South Facing Garden Overlooking Fields
- 4 Double Bedrooms
- 3 Reception Rooms

Tenure: Freehold EPC Rating: D

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF116272](https://www.williamhbrown.co.uk/Property/HDF116272)



Property Ref:
HDF116272 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)