



**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.



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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 over

**£270,000**



Please note the marker reflects the postcode not the actual property

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