



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.

Auctioneer's Comments

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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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Ingleton Road, Newsome, Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large Apple Orchard In The Garden
- South Facing Garden Overlooking Fields

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£180,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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