



19 Inglewood Avenue
Huddersfield | West Yorkshire | HD2 2DS

FINE & COUNTRY

19 INGLEWOOD AVENUE



An exceptional bungalow offering spacious 4/5 bedroom accommodation, occupying a generous plot extending to 1/3 of an acre resulting in private gardens whilst enjoying one of Huddersfield's most sought after locations.



Presented to an excellent standard throughout and offered to the market with no upwards chain, a stunning property which enjoys versatile layout that incorporates 4 bedrooms, a kitchen and utility, two reception rooms and a snug / home office.

The property enjoys a sought after no through road position, is well served by an abundance of local facilities within neighbouring Lindley, is close to the town centre whilst both open countryside and the M62 motorway are within close proximity ensuring convenient access throughout the region and an enviable outdoor lifestyle.





KEY FEATURES

Ground Floor

An open fronted storm porch shelters the entrance door to a generous reception hall that has an engineered oak floor, useful cloaks cupboards with sliding doors, whilst an additional storage cupboard is home to the pressurised cylinder tank. Access is also gained to the loft space.

French doors open directly into the lounge, a generous room with double glazed patio doors opening onto a terraced balcony, which commands an impressive outlook over the garden, with a stunning tree lined vista in the backdrop. This room has a wood burning stove to the chimney breast and exposed floorboards.

There is a dining room situated to the front aspect of the property, with a window overlooking the front garden, the room offering versatile accommodation.

The kitchen is positioned to the rear aspect of the home, has a window overlooking the garden and is presented with a comprehensive range of furniture, with complimentary roll edge work surfaces incorporating a stainless-steel sink unit with a mixer tap over. There is a five-seater breakfast bar and a full complement of appliances by Bosch, incorporating an integral oven and grill, with a microwave oven over, an induction hob with an extractor and a dishwasher. Steps lead to the utility which has furniture with a work surface over incorporating a stainless-steel sink unit, whilst having plumbing and space for a washer and a dryer. The room has two windows to the rear and a double-glazed door opening directly to the rear garden. An internal door gains access into the garage.

A cloakroom is presented with a modern two-piece suite and access is gained to a versatile room, which would make an ideal fifth bedroom, home office, snug or playroom. This room has windows to three aspects and French doors opening directly onto a decked balcony, which overlooks the garden.

The property has four additional bedrooms, the principal situated to the front aspect of the home with a window overlooking the garden, generous wardrobes to the expanse of one wall, with mirror fronted sliding doors and matching bedside cabinets. A generous en-suite including a corner jacuzzi/spa bath presents a modern three-piece suite, with complimentary tiling to the walls and floor, a heated chrome towel radiator and a frosted window.

There are two additional bedrooms positioned to the front aspect of the property, each with windows overlooking the garden and a further double to the rear with fitted wardrobes and a window which commands a delightful outlook over the rear grounds.

The family bathroom presents a modern suite finished in white, comprising of a Villeroy and Boch floating W.C, an egg-shaped free standing bath, a wash hand basin with a vanity drawer beneath and step-in wet room style shower, with a fixed glass screen. The room has feature tiling to the walls and floor, a heated chrome towel radiator, a frosted window and a wall mounted mirror with LED lighting.





















KEY FEATURES

Externally

The property occupies a generous corner plot position extending to approximately 1/3 of an acre; to the front aspect of the property an open plan garden is laid to lawn and wraps the side elevation, has paved walkways and established flower beds. A block paved driveway provides parking for several vehicles and gains access to the double garage. To the rear elevation of the property is an enclosed garden, set within a hedged border, with fenced surroundings, in the main being laid to lawn with established flower borders a number of specimen trees. At the immediate rear of the property there is a flagged terrace, with steps leading up to a balconied terrace off the lounge. A double garage has power, lighting and an electronically operated entrance door.











LOCAL AREA

HD2

The immediate location of the property is charming and highly sought after; an established suburb located close to the town centre yet within close proximity to open countryside bordering Calderdale and well served by local services and facilities. Infrastructure could not be better with the M62 being immediately accessible whilst being only a short drive from rural surroundings, the centre of Halifax and Brighouse; a thriving area which has developed well and is now home to over 170 business with many high-street shops, restaurants, bars, hairdressers, supermarkets, and a Swimming Pool. It also includes several traditional shops selling anything from special cheeses to pet supplies. Access to both Manchester International Airport and Leeds Bradford Airport are within easy reach.

Huddersfield is a large market town located in the borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. The town is home to the University of Huddersfield and boast impressive Victorian Architecture and an increasing number of award winning contemporary styled modern homes. The towns railway station runs direct to major commercial centres including Manchester, Leeds, Sheffield and York. Brighouse station has a direct link to the capital. Landmark tourist attractions include Castle Hill and Eureka in Halifax whilst the area offers an abundance of shops, restaurants and bars, a local farm shop and Huddersfield Golf Club.





INFORMATION

Additional Information

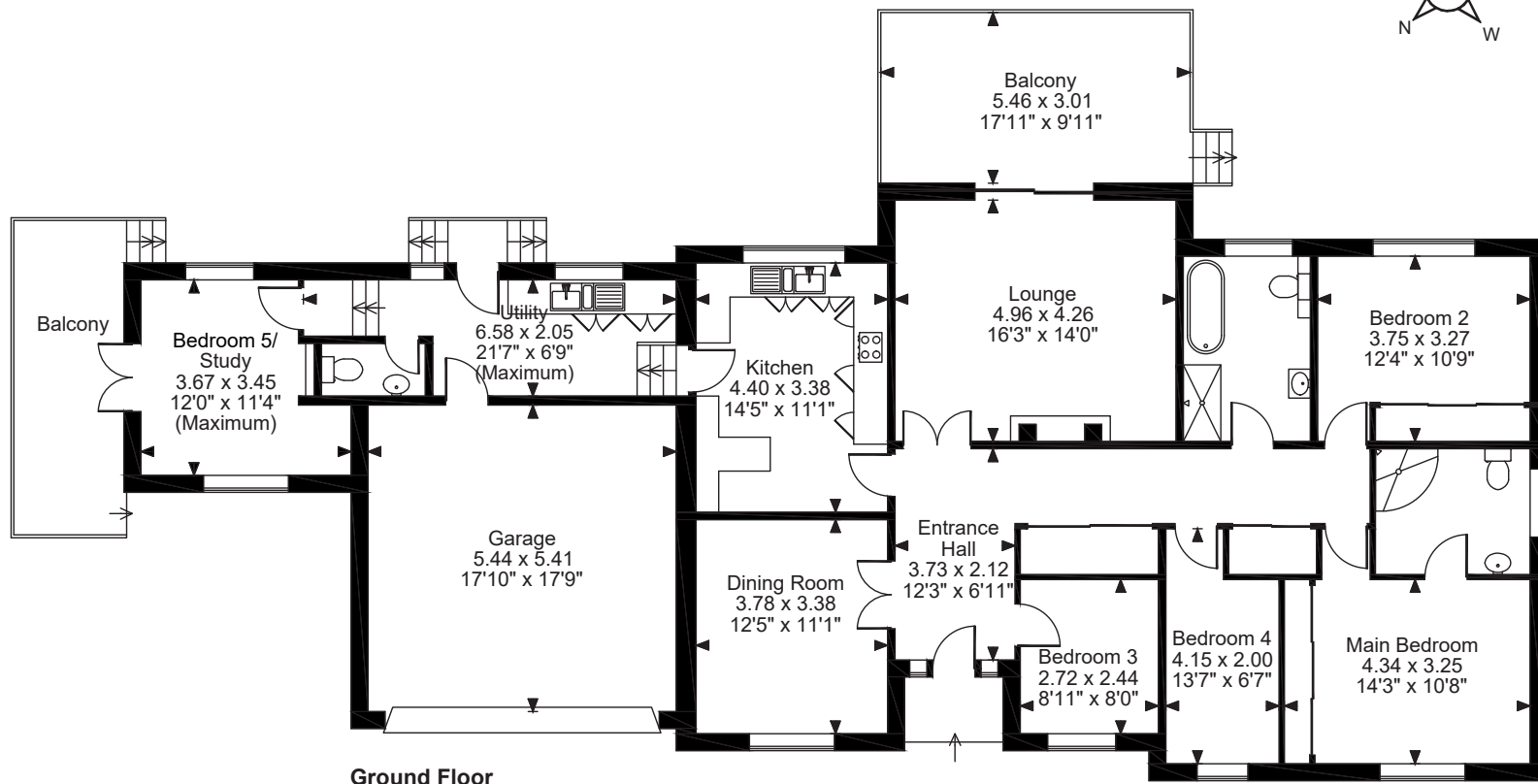
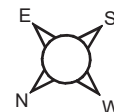
A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - E. EPC Rating - C. Fixtures and fittings by separate negotiation. There are solar panels to the rear roof of the property.

Directions

Proceed out of Huddersfield on the A629 Halifax Road continuing through Edgerton and Birkby towards Lindley, at the staggered crossroads turn right onto Birkby Road and then turn right onto Inglewood Avenue, the property will be found on the left hand side.



Inglewood Avenue, Huddersfield
Approximate Gross Internal Area
Main House = 1660 Sq Ft/154 Sq M
Garage = 317 Sq Ft/29 Sq M
Balcony external area = 293 Sq Ft/27 Sq M
Total = 1977 Sq Ft/183 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 08.03.2024





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