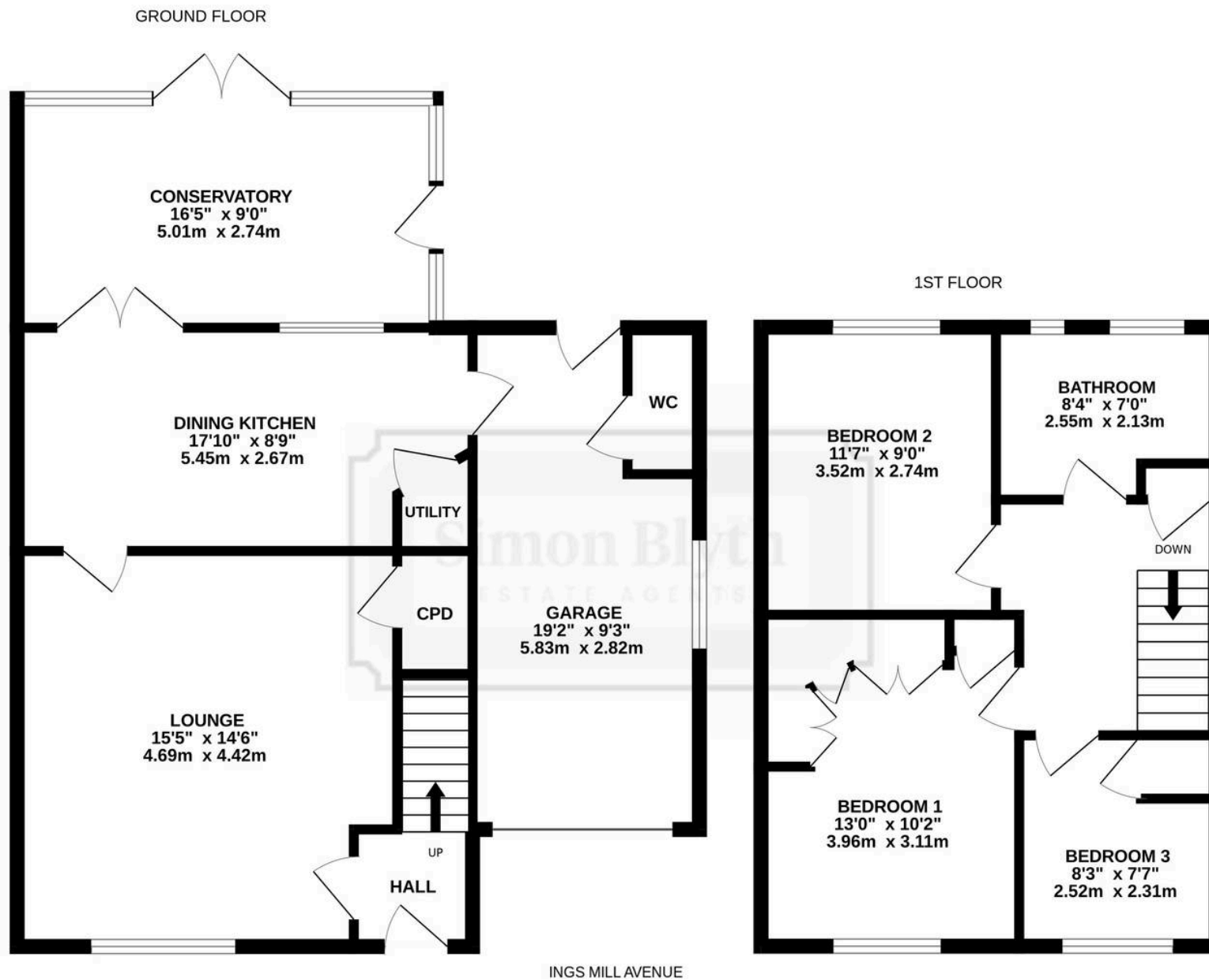




Ings Mill Avenue, Clayton West
Huddersfield, HD8 9QG

Offers in Region of **£280,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



39 Ings Mill Avenue

Clayton West, Huddersfield, HD8 9QG

OCCUPYING A GENEROUS PLOT WITHIN THE POPULAR RESIDENTIAL ADDRESS OF INGS MILL AVENUE IS THIS BEAUTIFULLY MAINTAINED, THREE-BEDROOM, SEMI-DETACHED FAMILY HOME. THE PROPERTY OCCUPIES A PLEASANT POSITION WITH TREE-LINED OUTLOOK TO THE REAR, AND BOASTS A DRIVEWAY LEADING TO THE INTEGRAL GARAGE. CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, AND CLOSE TO THE NEIGHBOURING VILLAGES OF DENBY DALE AND SCISSETT. EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS SUPERB HOME.

The property accommodation briefly comprises entrance, lounge, open-plan dining kitchen, utility cupboard, conservatory, integral garage and downstairs w.c. to the ground floor. To the first floor are three well-proportioned bedrooms and the house bathroom. Externally, there is a driveway and lawn garden to the front, and to the rear is a particularly private garden with flagged patio, lawn and tree-lined borders.

Tenure Freehold.
Council Tax Band C.
EPC Rating C.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing. The entrance features a staircase with oak banister rising to the first floor, a ceiling light point, a radiator, an oak door leading into the lounge, and oak flooring.

LOUNGE

15' 5" x 14' 6" (4.70m x 4.42m)

The lounge enjoys a great deal of natural light cascading through a double-glazed bayed window to the front elevation. The beautiful oak flooring continues through from the entrance, and there is decorative dado panelling, decorative coving to the ceiling, a radiator, a central ceiling light point, and a wall light point. The lounge also features a useful understairs storage cupboard and a multi-panel timber and oak glazed door proceeding into the open-plan breakfast kitchen.

BREAKFAST KITCHEN

17' 10" x 8' 9" (5.44m x 2.67m)

The breakfast kitchen features a range of fitted wall and base units with high-gloss cupboard fronts and complementary solid oak work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are high-quality, built-in appliances including a five-ring gas hob with canopy-style cooker hood over, a shoulder-level double oven, a dishwasher, and space and provisions for an American-style fridge freezer unit. There is attractive tiling to the splash areas, under-unit LED lighting, soft-closing doors and drawers, oak flooring, two ceiling light points, and a tall pantry cupboard. The kitchen also features a double-glazed bank of windows with oak sill to the rear elevation, double-glazed French doors providing access to the garden room, and oak doors proceeding into the utility cupboard and integral garage.





INTEGRAL GARAGE

19' 2" x 9' 3" (5.84m x 2.82m)

The integral garage features an up-and-over door, lighting and power in situ, and a mezzanine storage area which is accessible via a drop-down ladder. There is a bank of double-glazed windows with obscure glass to the side elevation and a rear vestibule with ceiling light point, high-quality laminate flooring, an external PVC door providing access to the garden, and an internal door leading to the downstairs w.c.

DOWNSTAIRS W.C.

The downstairs w.c. features a white, two-piece suite comprising a low-level w.c. with push-button flush and a pedestal wash hand basin. There is tiling to the walls, a ceiling light point, an extractor vent, and laminate flooring.

GARDEN ROOM

16' 5" x 9' 0" (5.00m x 2.74m)

The garden room enjoys a great deal of natural light cascading through the banks of windows to the rear and side elevations. There is a glazed hip roof with self-cleaning glass, double-glazed French doors to the rear elevation providing direct access to the gardens, and oak flooring.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing, which features a brushed chrome banister with glazed balustrade, multi-panel doors providing access to three bedrooms and the house bathroom, a ceiling light point, a loft hatch, and a useful storage cupboard.

BEDROOM ONE

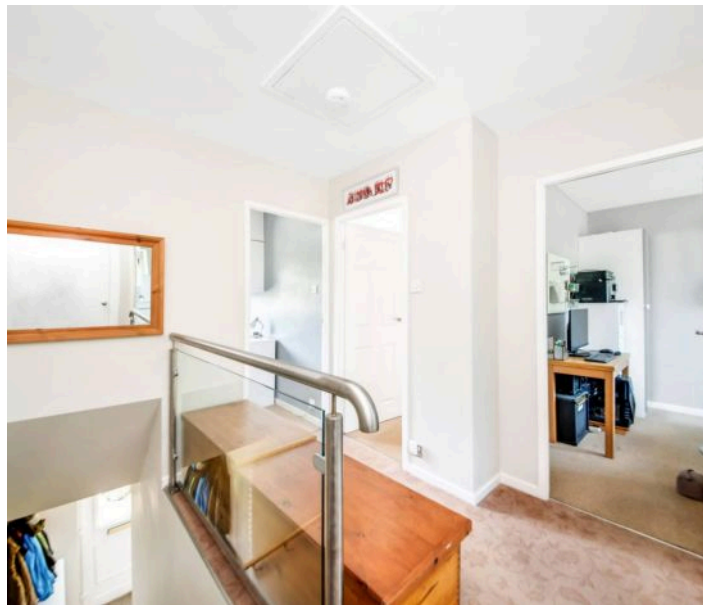
13' 0" x 10' 2" (3.96m x 3.10m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ.

BEDROOM TWO

11' 7" x 9' 0" (3.53m x 2.74m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views across the garden and over rooftops across the valley. There is a ceiling light point and a radiator.





BEDROOM THREE

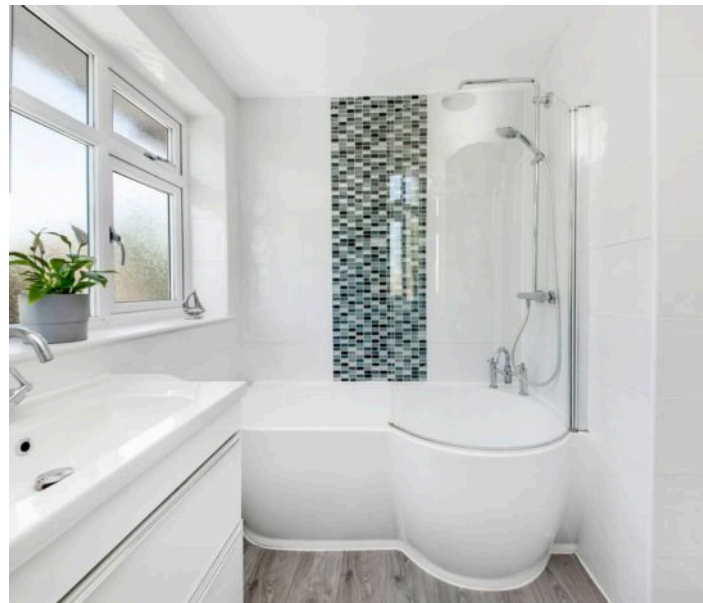
8' 3" x 7' 7" (2.51m x 2.31m)

Bedroom three is a light and airy single bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and a useful storage cupboard over the bulkhead for the stairs.

HOUSE BATHROOM

8' 4" x 7' 0" (2.54m x 2.13m)

The house bathroom features a modern, three-piece suite comprising a P-shaped panel bath with thermostatic rainfall shower over, separate handheld attachment and curved shower guard, a low-level w.c. with push-button flush, and a broad wash hand basin with vanity drawers beneath and chrome mixer tap. There is attractive laminate flooring and tiling to the splash areas, two double-glazed windows with obscure glass to the rear elevation, a ceiling light point, and a chrome ladder-style radiator.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tandem driveway providing off-street parking for two vehicles and which leads to the integral garage. The front garden is laid predominantly to lawn with flower and shrub beds, and there is a door canopy over the front door. A pathway leads down the side of the property to a gate which encloses the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys a particularly private garden with a flagged patio ideal for al fresco dining and barbecuing and which enjoys the afternoon and evening sun. The rear garden features a lawn area with attractive part-fence and part-wall boundaries, a hardstanding for a substantial garden shed/summerhouse, external security lights, and an external tap.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000