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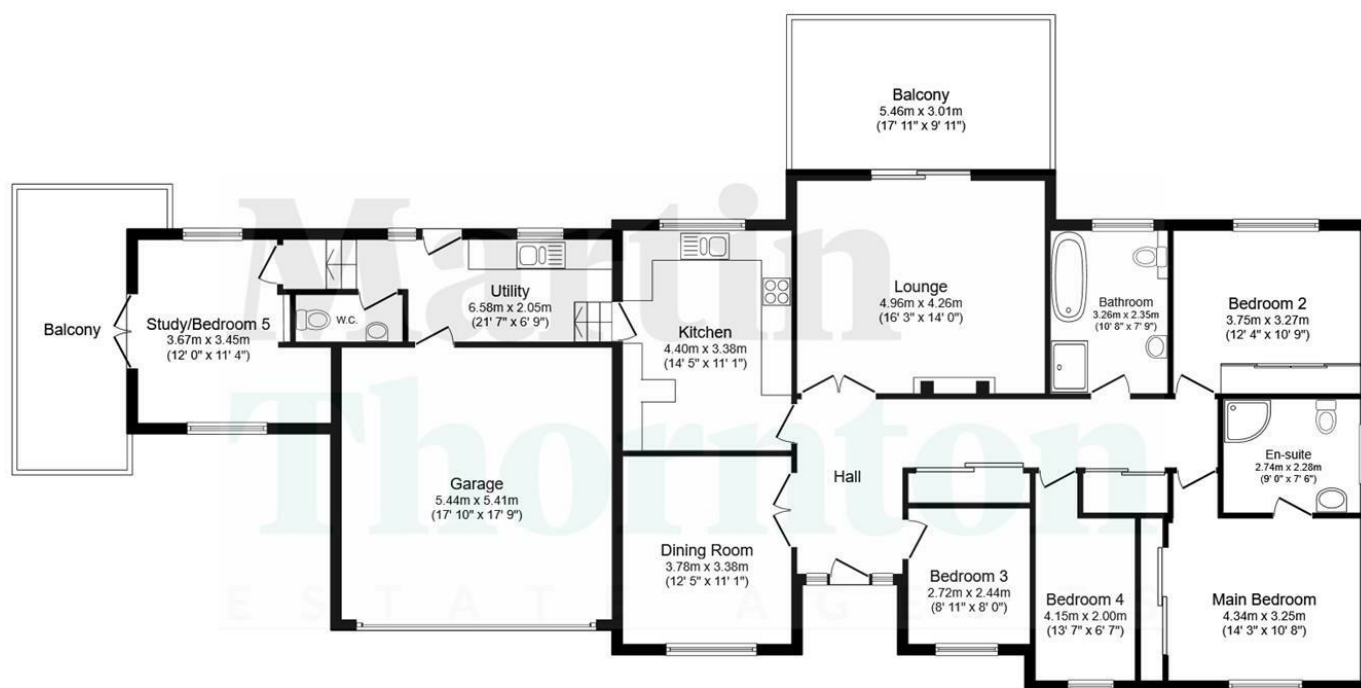


**Inglewood Avenue, Birkby  
Huddersfield,**

**Offers in the region of  
£650,000**

#### MARTIN THORNTON ESTATE AGENTS PLATINUM

This four/five-bedroom detached bungalow is presented to a very high standard throughout with high specification fittings. It occupies a large plot with a south easterly rear aspect, standing among other quality detached homes. The bungalow is well situated for nearby local amenities, schooling and in a good commuting position with easy access to the M62 motorway. The accommodation comprises a large entrance hallway, rear living room with patio doors, dining room, breakfast kitchen with integrated appliances, large utility and adjoining toilet, large home office/bedroom five with French doors, four further bedrooms (the master with an en suite) and a superb house bathroom. The property has gas-fired central heating, solar panels, uPVC double glazing and a comprehensive security system. There is extensive parking on the block paved driveway, a large double garage, various lawns and seating areas. The property enjoys a no-through-road position and is offered with the benefit of no onward chain.



**Ground Floor**  
Floor area 185.6 m<sup>2</sup> (1,998 sq.ft.)

**TOTAL: 185.6 m<sup>2</sup> (1,998 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



# Inglewood Avenue, Birkby Huddersfield,

## Details

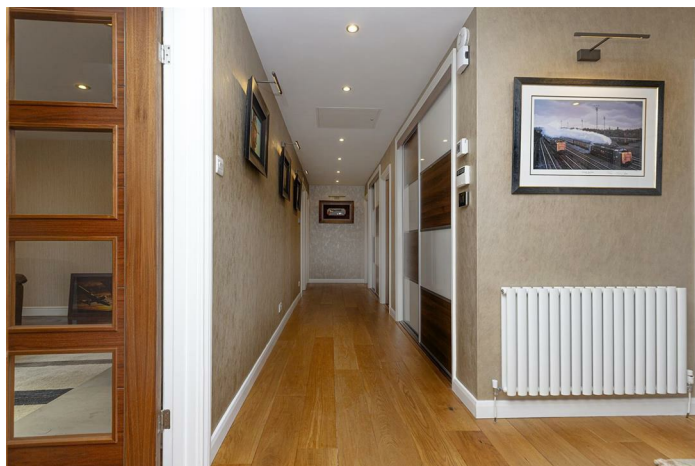


### Entrance



A recessed open porch gives shelter from the elements and has courtesy lighting. A composite door with a decorative opaque glazed panel and uPVC glazed screens on either side gives access to the hallway.

### Hallway



The large L-shaped hallway is presented to a very high standard and of particular note is the oak flooring and feature internal doors. It has two large storage cupboards, one with shelving and a hanging rail and the other with shelving and incorporating the cylinder for the hot water system. There are various wall light points, ceiling down-lighting and a radiator. Twin timber and glazed doors lead to the living room.

### Living Room



This good sized reception room is presented to a particularly high standard and positioned at the rear of the property. It has exposed floorboards and uPVC patio doors leading to a stone paved patio area. Upon a stone hearth is a glazed door multi-fuel stove. There is ceiling down-lighting and two radiators.

### Dining Room



Accessed from the hallway via timber and glazed doors, the formal dining room is positioned at the front of the property. Buyers may choose to use this room as a second reception room. There is coving to the ceiling, a uPVC window and a radiator.

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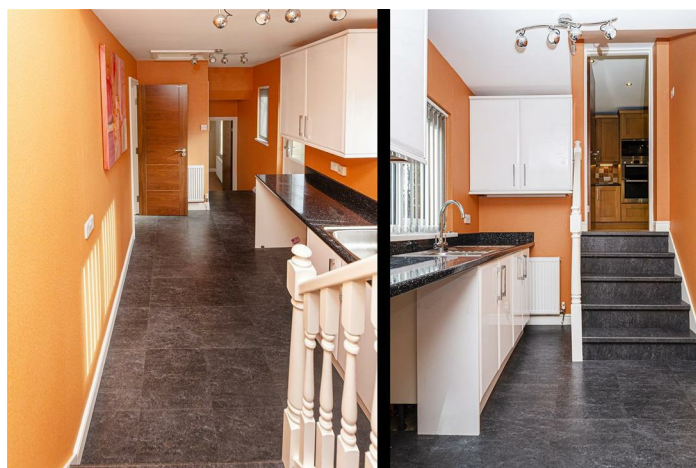


### Breakfast Kitchen



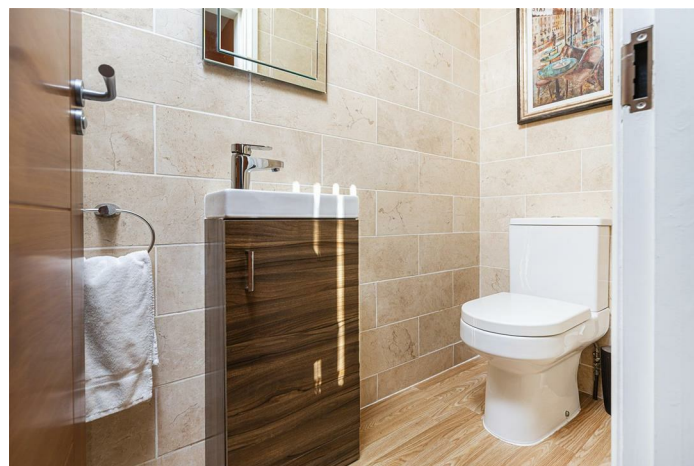
The kitchen has an extensive array of units finished in oak with under-unit lighting and a Caple one-and-a-half sink. Integrated appliances include a Bosch double oven and microwave, Bosch dishwasher and fridge freezer. The worktops extend to create a large breakfast bar area above which there are illuminated display cabinets and provision for a small flat screen TV. There is a uPVC window, ceiling down-lighting, a radiator and steps leading to a large utility.

### Utility



This large room has further wall cupboards and base units with working surfaces, matching up-stands and a stainless steel sink. There is plumbing for an automatic washing machine, a rear uPVC window and two radiators. An external composite door gives access to the rear and a further door leads to the integral garage.

### WC



This room has a two-piece suite comprising a rectangular trough style hand basin with storage cupboard below and a low-level WC. There is laminate flooring, tiling to the walls, an extractor fan and a radiator.

### Home Office/Bedroom Five



This most versatile space could be a fifth bedroom, home office, hobby or gaming room. It is particularly light and bright with a high angled ceiling and a high-level uPVC window. A rear uPVC window overlooks the garden and French doors at the side elevation lead to timber decking. There is also a radiator.



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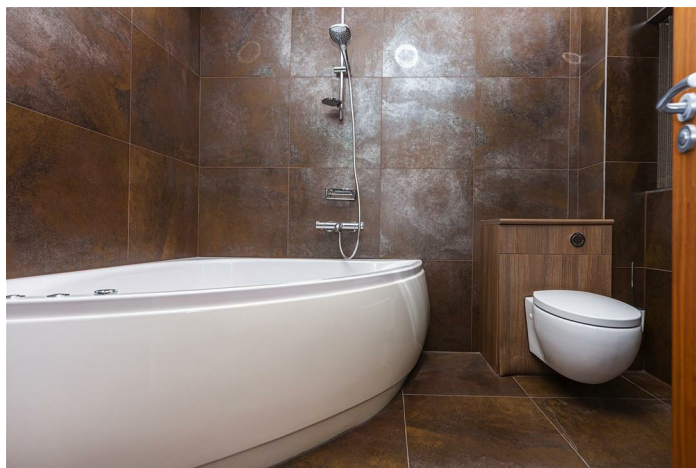


### Bedroom One



Positioned at the front of the property, this large double bedroom has built-in bedside drawers and wardrobes with mirror fronts, behind which are hanging rails and shelving. The central section incorporates drawers and provision for a flat screen TV. There is ceiling down-lighting, a uPVC window, wall light points, ceiling down-lighting and a radiator. Access can be gained to the en suite bathroom.

### En Suite Bathroom



The good sized, stylish house bathroom has electric under floor heating. It has a corner whirlpool/jacuzzi style bath with a shower fitting over, a rectangular hand basin with a drawer and a low-level WC and a concealed cistern. There is feature floor and wall tiling, an illuminated mirror, a side uPVC window, ceiling down-lighting, an extractor fan and an upright chrome ladder style radiator.

### Bedroom Two



Positioned at the rear of the property, this large double bedroom has built-in wardrobes with internal lighting, the centre having a mirror. The room has plenty of space for other furniture, provision for a wall-mounted flat screen TV, a rear uPVC window and a radiator.

### Bedroom Three



This good sized single bedroom is positioned at the front of the property and can accommodate fitted or freestanding furniture. It has a uPVC window and a radiator.

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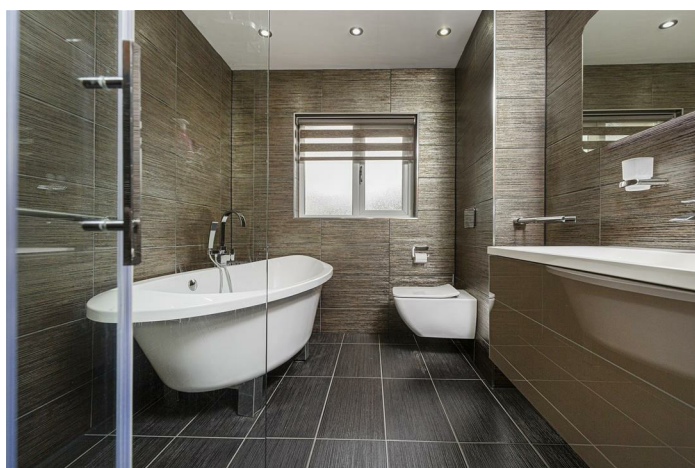


### Bedroom Four



This good sized single bedroom is positioned at the front of the property and can accommodate fitted or freestanding furniture. It has a uPVC window and a radiator.

### House Bathroom



The spacious and stylish bathroom has electric under floor heating and is presented to a very high standard. It has a walk-in wet room style shower area with glazed screens, an overhead waterfall style shower fitting and a wall-mounted hand held shower attachment. The wide rectangular trough style hand basin has storage beneath and an illuminated mirror. There is a freestanding oval bath with a mixer tap incorporating a hand-held shower attachment and a low-level WC with a concealed cistern. The room has feature wall and floor tiling, ceiling down-lighting, an upright chrome ladder-style radiator and an opaque uPVC window.

### External Details



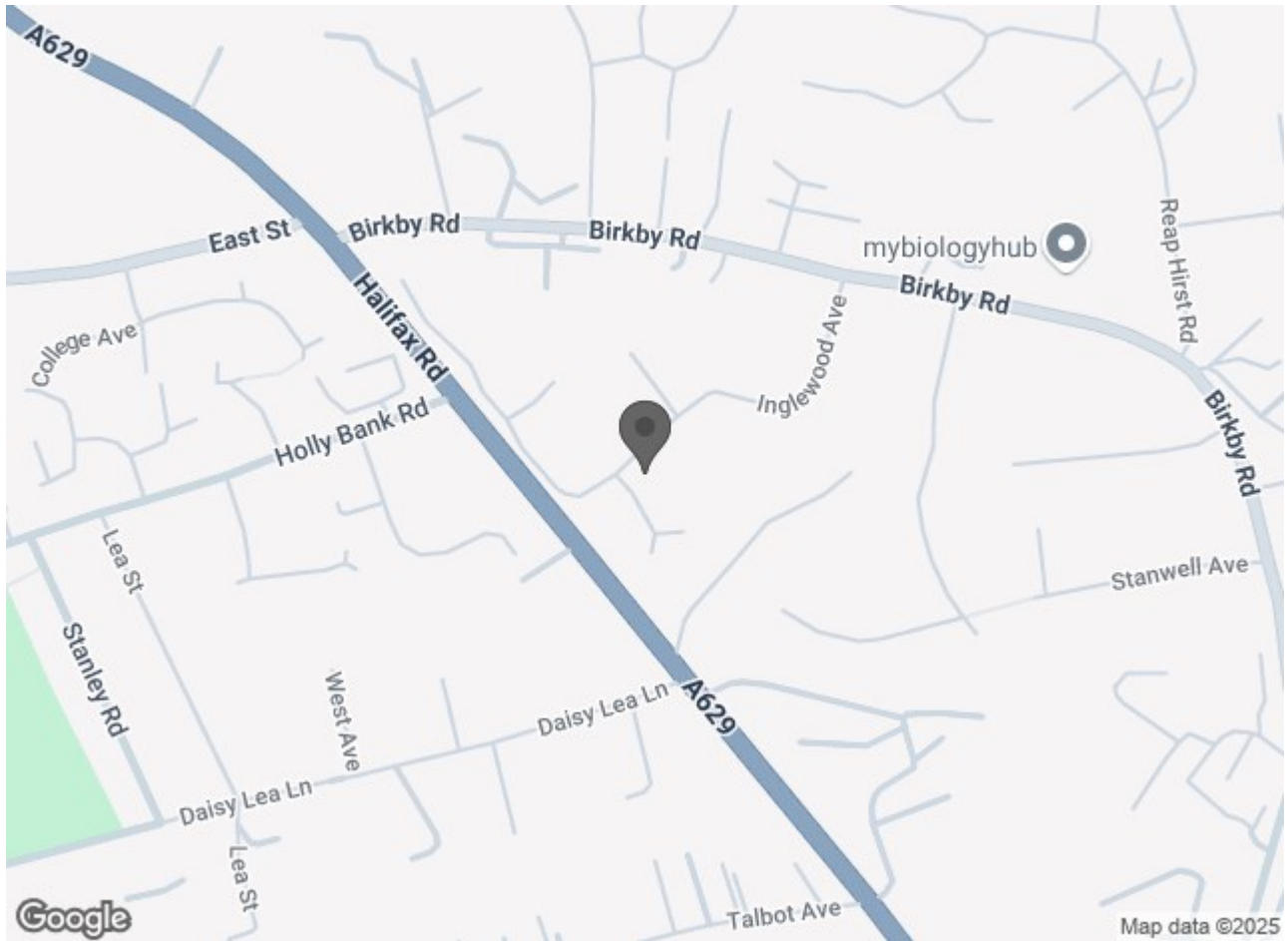
The property occupies a good sized plots with gardens to all sides. At the front of the property is a double width block paved driveway providing parking and access to the integral garage. There is a well stocked rockery style garden with shaped lawns. On the left hand side of the garage is a timber gate and fencing. There is further fencing, hedging and a lawned garden on the left hand side of the property with mature trees, a timber decked seating area with balustrading and this can be accessed from the home office/bedroom five. There are external power sockets. At the rear of the property is a shaped, lawned garden with mature beds and borders, a stone flagged pathway, external lighting and water. A large stone flagged patio/seating area, which can also be accessed from the utility, continues around to two larger patio areas, one of which has metal balustrading and can be accessed from the patio doors within the living room. The garden has perimeter fencing and a lockable side gate.

### Double Garage

The large double garage has an automatic roll-over door, power and lighting. It houses the boiler for the central heating system and controls for the solar panels. There is a radiator, a cold water tap and a personal door that leads to the utility room.

# Inglewood Avenue, Birkby Huddersfield,

Directions



**Martin Thornton**  
**PLATINUM**

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