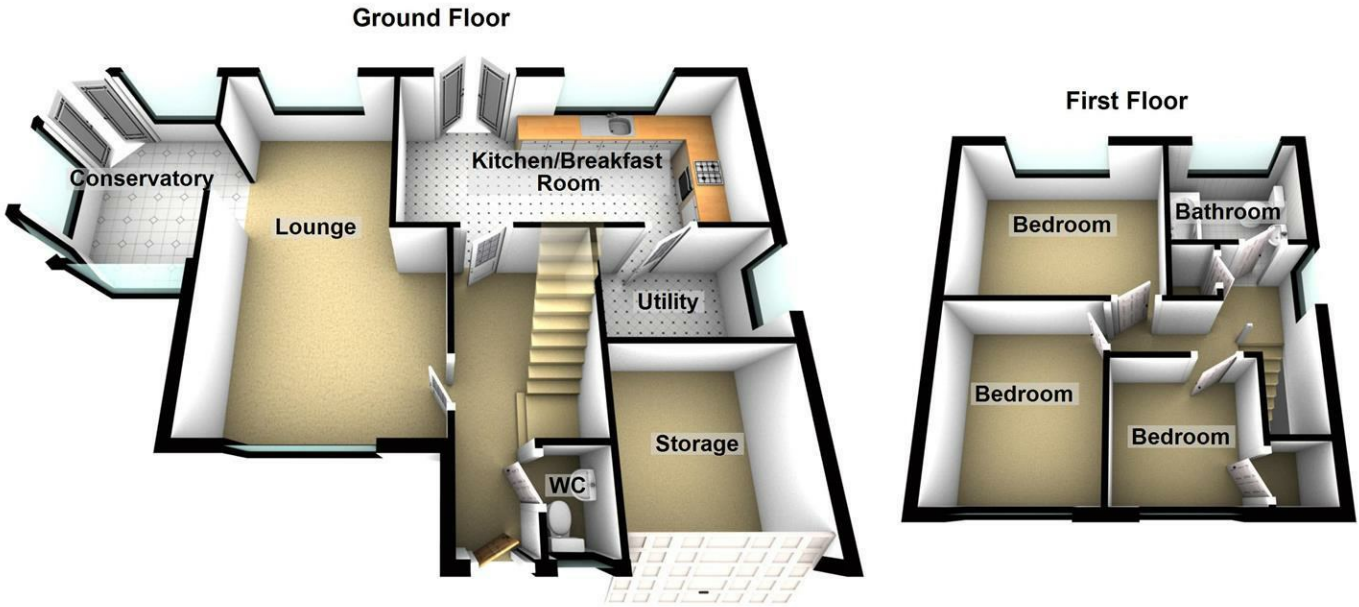


BOULTONS

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22 Ings Mill Drive, Huddersfield



22 Ings Mill Drive
Clayton West, Huddersfield, HD8 9PW

Offers Around £375,000

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Located at the head of a cul-de-sac setting in the popular village of Clayton West, is this superbly presented and extended three-bedroom family home. Set on an extensive well maintained corner plot, the property boasts ample outdoor space, perfect for families.

The home is thoughtfully designed to cater for modern living, offering generous living areas along with a very well appointed kitchen and bathroom which enjoy modern fixtures and fittings. The extensions enhance the living arrangements and each of the three bedrooms is well-proportioned.

Clayton West is a sought-after area, known for its picturesque surrounding countryside, plus the village offers an abundance of convenient amenities and well regarded schooling, making it an excellent base for both country lovers and with the M1 and Denby Dale Railway station nearby commuters have easy access to nearby towns and cities. Offering the best of both worlds meaning you can enjoy the benefits of village life while remaining well-connected to wider urban areas.

This property promises a comfortable home in a desirable area with further opportunities to extend and remodel (subject to planning permission) so whether you are a growing family looking for a “move in ready” home or one to grow alongside you this extended three-bedroom home on Ings Mill Drive is sure to impress. Do not miss the opportunity to make this delightful property your own.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

10'2" x 3'11"

Accessed via a composite, double glazed and leaded designed front door. There is access to the first floor via the staircase which has a useful cupboard store beneath. You will also find an attractive antique style oak effect laminate floor covering and further access to the W.C. Central heating radiator, underfloor heating and hard wired smoke alarm.

CLOAKROOM/WC

3'11" x 3'7"

Fitted with a two piece suite comprising low flush wc and hand wash basin. There is a central heating radiator and a uPVC double glazed window with privacy glass inset.

LOUNGE

12'1" x 10'2"

Open plan in design next to the sitting room with the focal point of the room being an attractive, coal effect gas fired with a stone back and plinth encompassed within a traditional surround. You will enjoy good levels of natural light from the uPVC double glazed window positioned to the front elevation and there is a central heating radiator.

SITTING ROOM

8'10" x 8'10"

With uPVC double glazed window to the rear elevation overlooking the rear garden, central heating radiator and also semi-open plan in design adjacent to the conservatory/garden room.

CONSERVATORY

10'9" x 8'2"

Part wall and timber framed double glazed in construction with access to the garden through the French doors and, in keeping with the remainder of the property, is in good decorative order. Also with a Myson central heating/fan radiator and a “solid roof “ with fitted spotlights.

DINING KITCHEN

17'0" x 8'10"

Fitted with a range of base and wall units in a contemporary design with complementary working surfaces in a wooden butchers block style which incorporate a ceramic inset sink unit with mixer tap over. There is provision for a range style gas cooker with a black, glass splash-back behind and a stainless steel extraction canopy over, an integrated dishwasher, fridge and freezer. A pantry unit provides additional storage and there is a lovely matching dresser style display unit. uPVC double glazed French doors lead out to the exterior of the property and allow good levels of natural light into the room, further complemented by a uPVC double glazed window by the sink. The radiator is a chrome column style contemporary design and there is underfloor heating. The oak effect laminate floor covering is continued in to this space from the hallway and there is an internal door leading into the utility.

UTILITY

8'2" x 5'6"

Fitted with a range of wall and base units, wooden worktops, a central heating radiator and a uPVC double glazed window with privacy glass inset. You will also find a most useful utility/boiler cupboard housing the combination boiler (relatively recently installed) and with plumbing for a washing machine.

FIRST FLOOR

LANDING

With a linen cupboard and a loft hatch with pull-down ladder giving access to a useful storage loft which has been boarded out and has fitted shelving and lighting.

BEDROOM 1, front

10'5" x 8'2"

With a a uPVC double glazed window, central heating radiator and attractive laminate floor covering. In good decorative order and enjoying distant views.

BEDROOM 2, rear

11'5" x 8'6"

With an attractive “white Ash” style laminate floor covering, a uPVC double glazed window and fitted wardrobes comprising double, single and corner robe providing a range of hanging and shelving. Central heating radiator, picture rail and spotlights.

BEDROOM 3, front

7'6" x 7'2"

With a a uPVC double glazed window with far reaching views over the surrounding countryside. Central heating radiator and useful cupboard storage extending over the staircase.

BATHROOM

6'6" x 5'10"

Fitted with a panel bath with a centrally positioned mixer tap over plus a hand held shower and main rainfall shower-head over the bath. Part tiled splash-backs, wood effect tiled flooring and further fitted with a vanity hand wash basin and low flush wc supported by additional toiletry cupboards and draws, spots lights over the vanity area, a uPVC double glazed window with privacy glass inset and radiator.

TENURE

We understand the property is a freehold arrangement.

COUNCIL TAX. BAND D.

OUTSIDE

There is an extensive driveway providing ample off road parking including provision for a larger vehicle such as a caravan or camper van. You will also find a secure, enclosed landscaped garden to the rear which is well maintained, with a stone flagged patio seating area by the conservatory and dining kitchen. Large areas are lawned with various planted pockets and raised beds. There is a higher tier with a further seating area with extensive views towards Emley Moor and surrounding countryside. There is also a shed and greenhouse.

GARAGE

9'11" x 8'7"

A storage/keeping garage not suitable for a vehicle however a most useful space with power, light, additional storage in the roof space. You will also find a sink, radiator and fuse board.

