

19 Ingdale Drive,  
Wooldale HD9 1AT

OFFERS IN THE REGION OF  
£360,000



A SUPERBLY PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED WITH GARDENS AND GARAGE OCCUPYING ENVIABLE ELEVATED CUL-DE-SAC POSITION CLOSE TO HOLMFIRTH

FREEHOLD / COUNCIL TAX BAND: C / EPC: AWAITING

PAISLEY  
PROPERTIES

## HALLWAY



You enter the property through an attractive composite style door into a most welcoming entrance which includes an initial seating area and further inner lobby with staircase leading to first floor.

## LIVING ROOM 14'7 x 12'3 maximum



Positioned to the front of the property this is a generously sized living room having feature stone fireplace, ample space for freestanding furniture, useful understairs store, uPVC double glazed window to the front elevation and door leading to kitchen. The understairs cupboard neatly houses the property's central heating boiler which was fitted four years ago and comes with a ten year warranty.

## OPEN KITCHEN 8'5 x 15'2 apx



Being positioned towards the rear of the property and being open plan to the dining area the kitchen is fitted to a high standard with a comprehensive range of contemporary wall, base and drawer units with contrasting work surfaces and two tone tiled splashbacks, integrated appliances including oven, hob, fridge, freezer and washing machine and the vendors have kindly offered to include the freestanding dishwasher in the sale also. Wood effect flooring underfoot flows into the open dining room...



## OPEN DINING ROOM 8'8 x 13'3



Being an extension from the original accommodation and affording a versatile space for formal dining, a second reception room or combination of both this well proportioned space is open to the kitchen creating a wonderful place for entertaining family or friends. There is attractive wood effect flooring which benefits from underfloor heating underfoot. French patio doors provide direct access to the rear garden, there is a composite Solidor door which opens to the side driveway and a further door gives access into the integral garage.

## FIRST FLOOR LANDING



Stairs ascend to a bright and spacious first floor landing which includes a spindled balustrade, Upvc double glazed side window with views towards Castle Hill, loft access hatch and doors giving access to all bedrooms and bathroom.

## BEDROOM ONE 19'9 x 8'3 maximum



Positioned to the rear and being considerably extended from the original size this most spacious principal bedroom includes a generous dressing area with space for wardrobes, bedroom area with double doors and Juliet balcony affording views of the rear garden and fields beyond and door giving access to en suite.



**EN SUITE 4'10 x 6'8 apx**



Being positioned just off the main bedroom and recently refitted to include a stylish three piece white suite with fully tiled surround comprising a low level w.c, fitted wash basin with vanity unit beneath, corner shower cubicle, contemporary chrome vertical radiator and double glazed frosted side window.

## BEDROOM TWO 13' x 8'5 apx



Positioned to the front of the property this is a good sized second double bedroom with generous space for free standing furniture, fitted wood effect flooring and double glazed window to the front with far reaching elevated views towards the Holme valley and beyond.



### **BEDROOM THREE 7'8 x 6'8 apx**



Positioned again to the front of the property and currently utilised as a well proportioned study but equally useable as a generous single bedroom having fitted wood effect flooring and double glazed front window again with far reaching elevated views.

### **FAMILY BATHROOM 8' x 6'5 apx**



Positioned to the rear of the property and refitted in recent years with a stylish and contemporary four piece suite comprising a low level w.c, fitted hand basin with vanity unit beneath, panelled bath unit, separate shower cubicle, contemporary vertical chrome radiator and Upvc double glazed frosted side window.

## FRONT, DRIVEWAY & GARAGE



The property is elevated from the roadside having a long driveway providing off street parking for several vehicles leading to a single garage (17'2 x 8'6 apx) with a remote controlled electric door, power, lighting, fitted utility area with sink and side door to garden. A Solidor composite door leads out of the garage into the garden and there is also an external tap on the garage wall.

There is a further front lawn with well stocked borders and steps leading up to the front door.

## REAR EXTERNAL AND GARDEN



To the rear can be found a pleasant terraced garden accessed via both the dining room and side gate leading to a paved patio seating area with raised borders, steps up to a further artificial lawn with hedged boundary and views over the adjoining fields to the rear. There is external lighting on either side of the patio doors which lights the rear garden.





## **VIEWS**

The property occupies an elevated position with far reaching views to the front and pleasant views of adjoining fields to the rear.

## **\*MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band C

PROPERTY CONSTRUCTION:  
Standard stone and block

RIGHTS OF WAY:  
We are not aware of any rights of way although the driveway is open to next door.

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

PARKING:  
Driveway and garage

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have been previous structural alterations to the property and the relevant building regulation paperwork may be available on request.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - speeds tbc

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **AGENTS NOTE**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

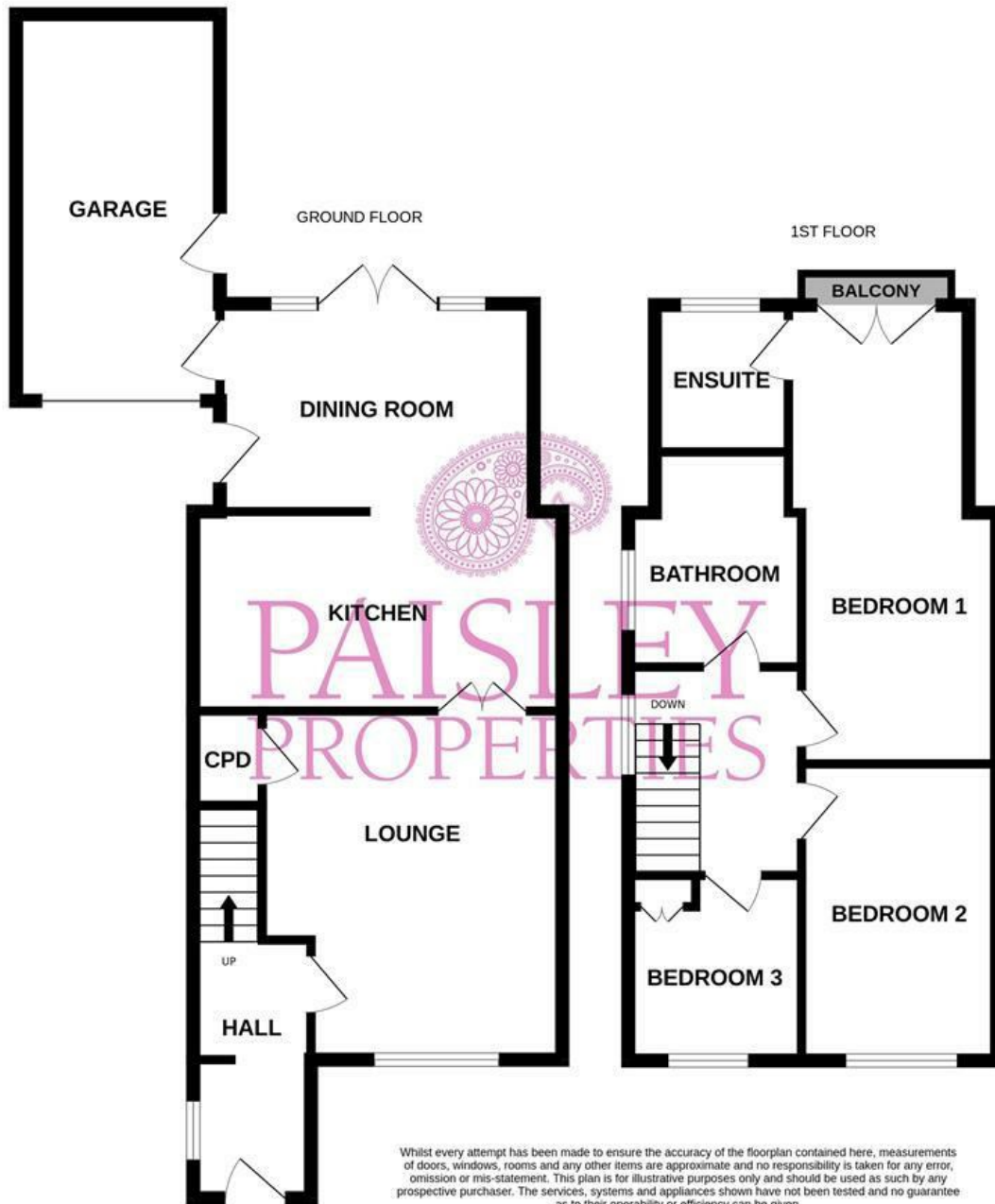
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

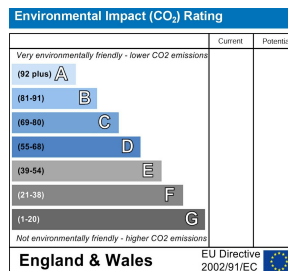
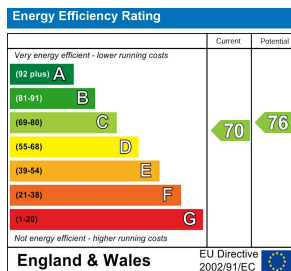
## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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.  
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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

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