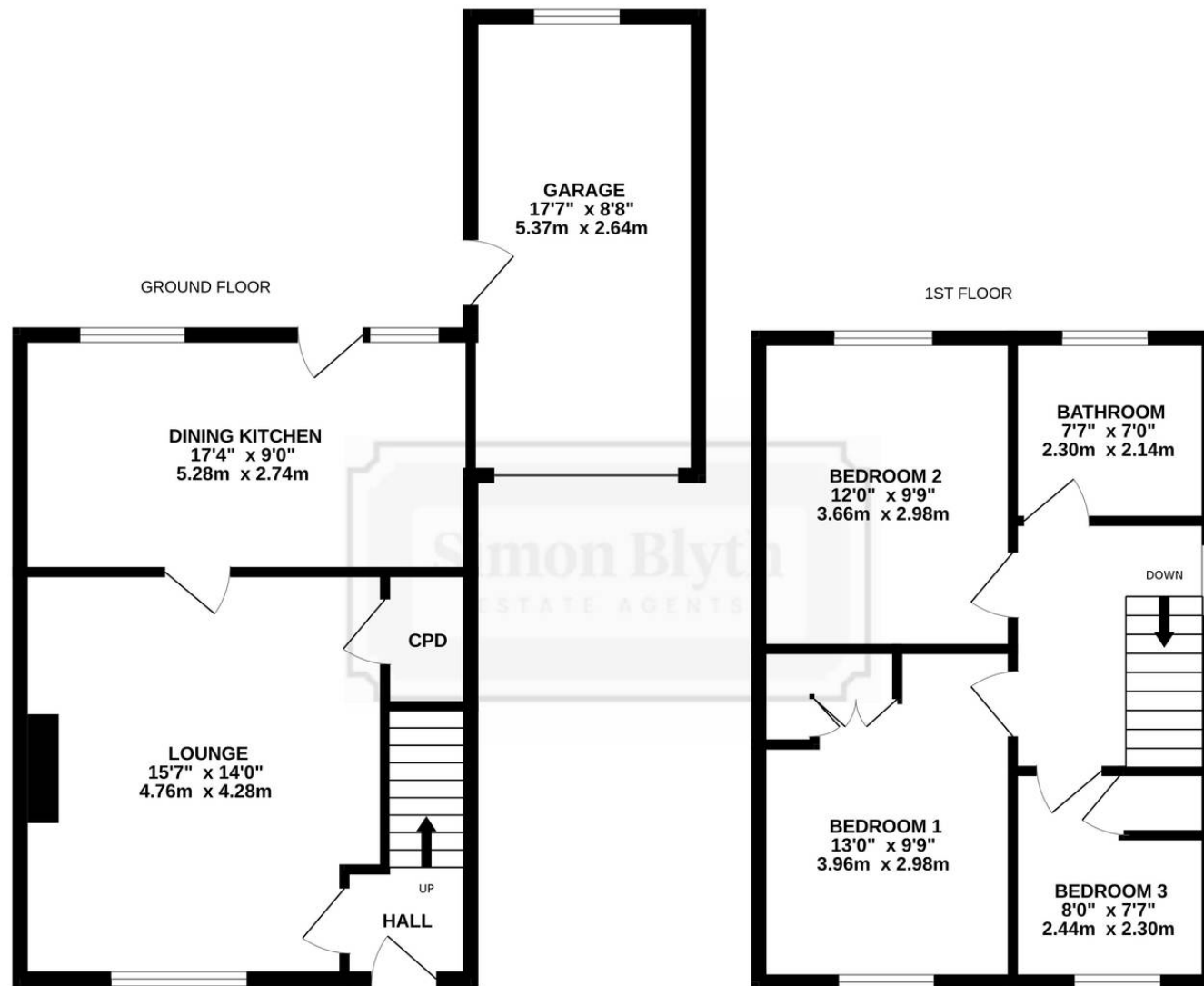




Ings Mill Drive, Clayton West
Huddersfield, HD8 9PW

Offers in Region of **£250,000**



INGS MILL DRIVE

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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3 Ings Mill Drive

Clayton West, Huddersfield, HD8 9PW

OCCUPYING A MOST FABULOUS PLOT IS THIS THREE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN THE POPULAR VILLAGE OF CLAYTON WEST. BOASTING PLEASANT OPEN ASPECT VIEWS TO THE REAR, AN OPEN-PLAN DINING KITCHEN, AND A DRIVEWAY PROVIDING OFF-STREET PARKING AND LEADING TO THE ATTACHED GARAGE. THE PROPERTY IS IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO LOCAL AMENITIES AND IN CATCHMENT FOR WELL-REGARDED SCHOOLING.

The property accommodation briefly comprises of entrance, lounge, and open-plan dining kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and the house bathroom. Externally, there are low maintenance gardens to the front with a tandem driveway leading to an attached garage. To the rear is a most fabulous and generous garden which features a substantial decking area ideal for al fresco dining and barbecuing which then leads to a lawn with low-maintenance flower and shrub beds.

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 high-quality flooring, a radiator, a ceiling light point, and a staircase with wooden banister rising to the first floor. A multi-panel timber door proceeds into the lounge.

LOUNGE

The lounge is a generously proportioned, light and airy reception room which features a double-glazed bayed window to the front elevation, decorative coving to the ceiling, an ornate ceiling rose with central ceiling light point, two wall light points, a radiator, and a continuation of the high-quality flooring from the entrance. There is a useful understairs storage cupboard, a multi-panel timber and glazed door proceeding into the open-plan dining kitchen, and the focal point of the room is the decorative fireplace with stone hearth and tiled backcloth.

OPEN-PLAN DINING KITCHEN

The dining kitchen enjoys a great deal of natural light cascading through the various banks of windows to the rear elevation, plus a stable-style door with adjoining windows to either side which leads seamlessly out to the rear gardens. There is a radiator, tile-effect vinyl flooring, and three ceiling light points. The kitchen area features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances, including a four-ring gas hob with integrated cooker hood over, a fan-assisted oven, and a fridge freezer unit. There is plumbing and provisions for an automatic washing machine and a slimline dishwasher, and there is tiling to the splash areas.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing, which has doors providing access three bedrooms and the house bathroom. There is a ceiling light point, a double-glazed window to the side elevation, a radiator, and a loft hatch providing access to a useful attic space which houses the combination boiler.

BEDROOM ONE

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. The room benefits from fitted wardrobes with matching bedside cabinet, as well as a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation.

BEDROOM TWO

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which take full advantage of fantastic views across the property's gardens and towards Emley Moor Mast. There is decorative coving to the ceiling, a ceiling light point, and a radiator.

BEDROOM THREE

Bedroom three is currently utilised as a home office but can accommodate a single bed with space for freestanding furniture. There is a useful storage cupboard over the bulkhead for the stairs, decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation.





HOUSE BATHROOM

The house bathroom features a modern, white, three-piece suite which comprises of a low-level w.c. with push-button flush, a broad wash hand basin with chrome mixer tap and vanity drawers, and a panel bath with electric shower over and glazed shower guard. There is tiled flooring, tiling to the walls and splash areas, a radiator, a central ceiling light point, and a double-glazed window with obscure glass to the rear elevation.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tandem driveway which leads to an attached garage and provides off-street parking for multiple vehicles. The front garden is low maintenance with two gravelled tiers and ample space for pots and plants.

REAR GARDEN

Externally to the rear, the property enjoys a most fabulous and impressive, south-facing garden which is enclosed and features a superb decking area ideal for al fresco dining, barbecuing and entertaining. A pedestrian access door leads into the attached garage, and there are external lights and fenced boundaries. The decked area then leads to another portion of the garden which is laid predominantly to lawn with a gravelled area and space for shrubs and plants. There are well-stocked flower and shrub beds, and at the bottom of the garden is an additional flagged patio area ideal for enjoying the afternoon and evening sun.

Here, there is a hardstanding with space for a garden shed or summerhouse, and there are various trees and shrubs in situ.

Garage

The garage features an up-and-over door, lighting and power in situ, a bank of windows to the rear elevation, a pedestrian access timber and glazed door to the side elevation, an external tap, and fitted shelving.





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)

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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:

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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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