Peter David Properties Ltd

Residential Sales and Lettings

46 Inglewood Avenue

Birkby, Huddersfield, HD2 2DS

Price guide £535,000

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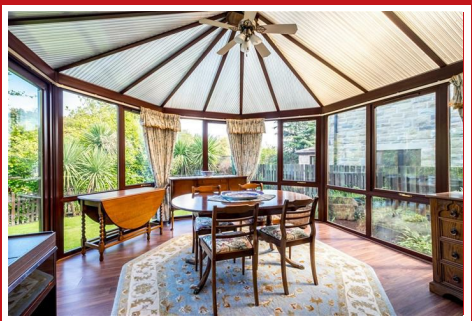


Entrance Hall
A grand entrance hall accessed via a PVCu door with PVCu windows to front aspect. Laminate flooring throughout with staircase rising to first floor. Double doors lead into the lounge, and access to kitchen/diner, third reception room/bedroom 5 and shower room.

Living Room
A spacious living room currently used as a dining area accessed via double glass panelled doors leading from the entrance hall and dining room. This grand dual aspect living room has large wooden double glazed window to front and window to side elevation. The room features an attractive coal effect electric fire with wooden surround and marble hearth.

Dining Room
An attractive dining room with feature fireplace with white wooden surround and marble hearth housing an electric coal effect fire. Double glass doors leading to the conservatory.

Kitchen/Diner
A light and airy kitchen/diner with a range of matching white wall and base units, laminate work tops, tiled splash backs and laminate flooring. Integrated appliances comprise; an electric oven, a gas hob, an extractor fan, a washing machine, a fridge/freezer and a dishwasher. Additionally there is a double stainless steel sink and ample space for a dining area. Wooden double glazed window and door to rear aspect and internal door leading to the self contained granny flat.

Conservatory
PVCu conservatory with laminate flooring and double PVCu doors leading out into the garden. An ideal space to relax and unwind.

Reception room three/Bedroom Five
Currently used as a en-suite bedroom, this room could be used to serve a variety of purposes (office, snug, playroom). Wooden double glazed window to front aspect and access to the integral garage.

Ground Floor WC/Shower Room
A useful ground floor part-tiled shower room comprising of a three piece suite including a WC, wash basin and shower cubicle. (shower not shown on floorplan)

First floor -

Landing
A stunning gallery landing with doors leading to all bedrooms and house bathroom. There is also access to a useful boarded loft space

Master Bedroom
A spacious master bedroom with wooden double glazed window to rear elevation. The room benefits from fitted wardrobes and dressing table providing ample storage space.

En-suite
A large, fully tiled en-suite bathroom comprising of a three piece suite including a WC, vanity unit with two wash hand basins and bath with electric overhead shower. Wooden double glazed window with privacy glass to front elevation.

Bedroom Two
A double bedroom with wooden double glazed window to front aspect and fitted wardrobes.

En-suite
A fully tiled en-suite bathroom comprising of a three piece suite including a WC, vanity unit with a wash basin and shower cubicle. Also benefiting from a heated chrome towel rail and laminate wood effect flooring.

Bedroom Three
A third double bedroom with fitted wardrobes and a wooden double glazed window to rear aspect. Additionally there is a vanity unit with wash basin.

Bedroom Four
A single bedroom with wooden double glazed window to rear elevation. There is also a wash basin.

House bathroom
A spacious house bathroom with four piece suite comprising of a WC, wash basin, bath and separate walk in shower cubicle. Partially tiled walls and a tiled floor. Wooden double glazed window to side elevation.

Granny Flat -

Kitchen
A practical kitchen offering dual aspect with a range of wall and base units, tiled splash backs and wooden flooring. Integrated appliances include an electric oven, electric hob and extractor fan. Additionally there is a stainless steel sink

and a cupboard with plumbing for an additional washing machine. Wooden double glazed windows to side and rear aspect and a wooden double glazed door to side of the property. There is a seperate combi boiler system in this granny flat.

Landing
Landing area providing access to living room, bedroom five and six and shower room. Wooden double glazed window to side elevation.

Bedroom Five
A spacious room with wooden double glazed window to front elevation currently used as a sitting room. Additionally there is a fitted cupboard providing storage space.

Bedroom Six
A double bedroom with wooden double glazed window to the rear aspect with a fitted wardrobe.

Shower room
A partially tiled shower room with a three piece suite comprising of a WC, hand basin and shower cubicle.

Living Room/Attic
Attic room currently utilised as a study but could be used as a seventh bedroom with two velux roof windows.

Exterior
Externally the property has a private, enclosed rear garden with patio and decked areas providing pleasant seating areas overlooking the lawn. To the front there is an additional lawn next to a large driveway providing ample parking for up to six cars and access to a single, integrated garage. There is a further lawn area belonging to the property opposite the house.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

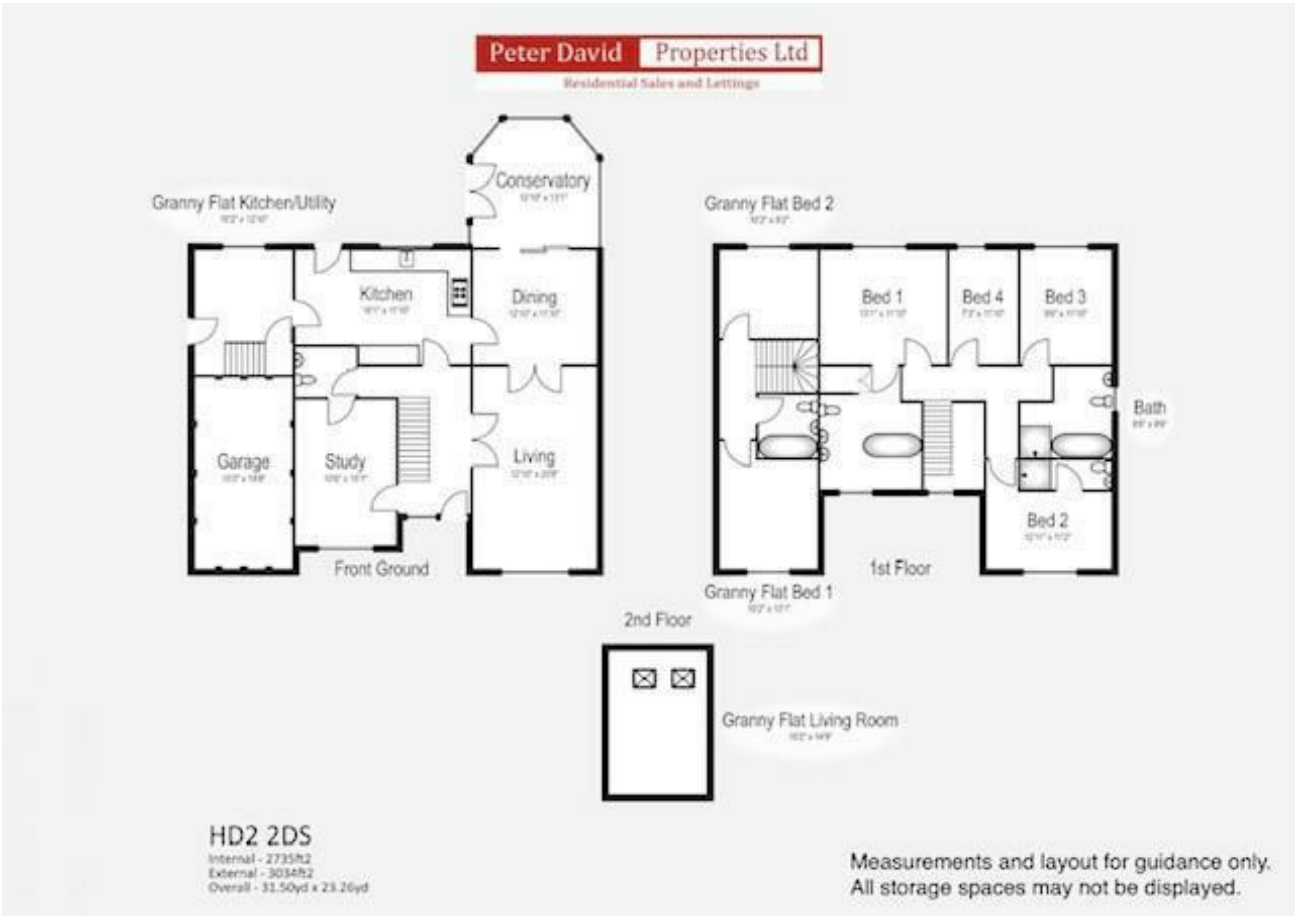
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

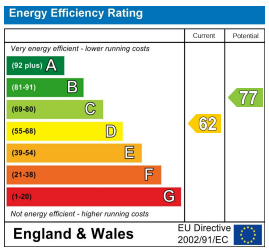
Floor Plan

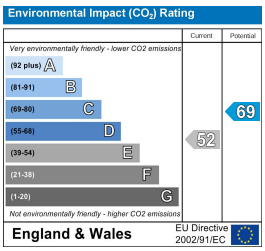


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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