

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 19 Inglewood Avenue

Birkby, Huddersfield, HD2 2DS

Offers in the region of £550,000

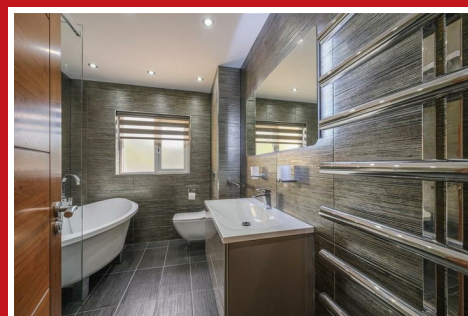




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## Entrance Hallway

Enter this stylish property via a composite door into the L-shaped hallway with solid wood flooring. Access to living room, kitchen, dining room, four bedrooms and house bathroom. Benefiting from ample storage space with cloakroom.

## Living Room

To the rear of the property is this spacious living room accessed via solid wood and glass double doors and benefits from solid wood flooring. A wood burning stove sits on a stone hearth making an ideal focal point. PVCu patio doors lead out to a raised patio area with Indian stone paving.

## Kitchen/Breakfast Room

A kitchen/breakfast room with laminate flooring, underfloor heating, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of BOSCH appliances with an eye level double electric oven, a microwave, an induction hob, an extractor, a fridge freezer and a dishwasher. A 1.5 stainless steel sink and drainer sits under a PVCu window overlooking the expansive rear garden. Benefitting from a breakfast bar with seating for five people. Steps lead down to the utility, WC and integral garage.

## Utility

A spacious utility with laminate flooring, matching wall and base units and laminate worksurfaces. There are three free standing spaces for appliance and two PVCu windows to rear aspect. A PVCu door leads out to a rear patio area and the garden. Access via an integral door to the double garage. Steps lead down to the fifth bedroom/office

## Dining Room

To the front of the property is the carpeted dining room with PVCu window to front aspect.

## WC

A useful fully tiled WC with laminate flooring. Comprising of WC, and wash basin with vanity unit.

## Bedroom Five/Office

To the side of the property and off the utility is this fifth bedroom or office, which could be used for a variety of purposes. There are three PVCu window and PVCu patio doors providing plenty of natural light and leading out to a decked balcony.

## Master Bedroom

To the front is the master bedroom with fitted mirrored sliding wardrobes. PVCu window to front aspect. Access to the en-suite

## En-Suite

A luxury and stylish fully tiled en-suite with tiled flooring and benefiting from underfloor heating. Comprising of a concealed WC, a wash basin with vanity unit and a large corner spa bath with hand held shower attachment. Benefiting from a heated chrome towel rail and illuminated mirror and a PVCu privacy window to side aspect.

## Bedroom Two

To the rear a second double bedroom with fitted wardrobes. PVCu window to rear aspect.

## Bedroom Three

A single bedroom with PVCu window to front aspect.

## Bedroom Four

A single bedroom with PVCu window to front aspect.

## House Bathroom

A luxury fully tiled house bathroom with tiled flooring. Comprising of a concealed WC, a large wash basin with vanity unit, a standalone bath with hand held shower attachment and a large walk in shower with rainhead

shower, hand held shower attachment and glass panels. Benefiting from a luxury heated chrome towel rail and a mirror. A PVCu privacy window to side.

### Exterior

This property sits on a very large plot and has the potential to extend (STPP). There are extensive gardens to the rear with Indian stone patio areas, a decked area, a wrap around lawn, and an abundance of mature trees and shrubs. To the front is a block paved driveway (off-road parking for four cars) leading to an integral double garage with heating, electric roller door and lighting. There is a rockery and a lawn to the front of the property.

### Mortgages

We recommend Chris Terry at Naomi Financial, 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



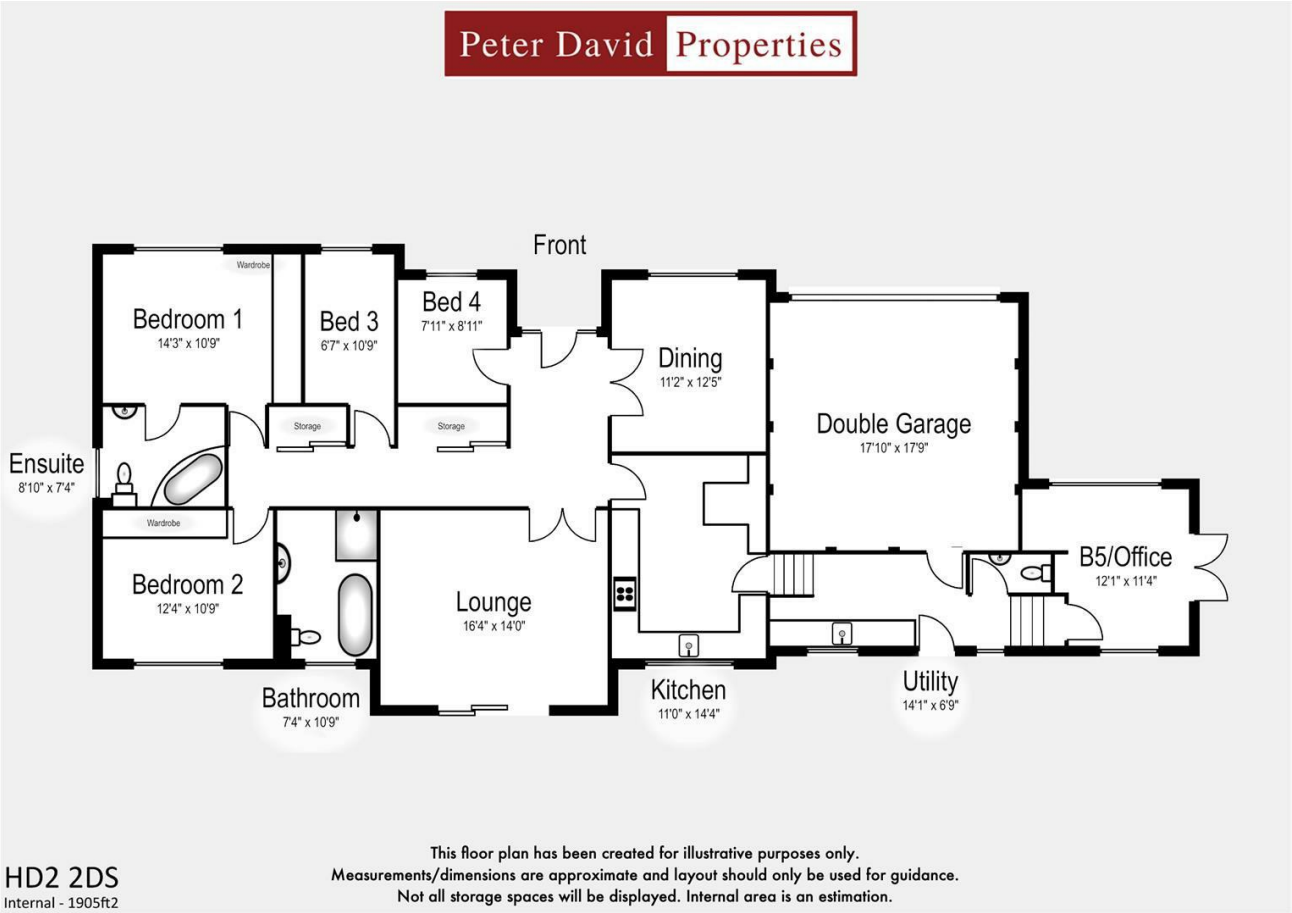
Hybrid Map



Terrain Map



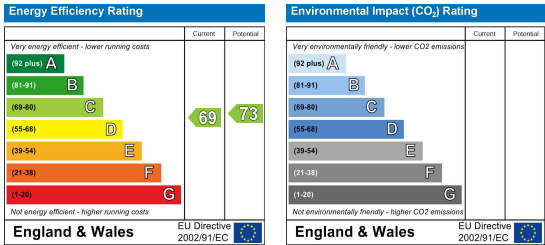
Floor Plan



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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