



20 Ingleton Road, Newsome, Huddersfield, HD4 6QX  
Offers In The Region Of £225,000

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A beautifully maintained three-bedroom semi-detached house, situated in the popular area of Newsome and providing accommodation which is ready to move into. Perfect for growing families, this spacious property sits on a generous plot along a quiet residential street and provides further potential to create a fourth bedroom via a loft conversion (STBR).

Conveniently positioned close to local amenities and commuter links to Huddersfield town centre. The property boasts a versatile layout, featuring a comfortable lounge flowing into a dining area with additional space for flexible use. To the first floor there are 3 bedrooms, alongside a family bathroom with a 3 piece suite.

The property benefits from off street parking for multiple cars and further leads to a generously sized detached garage (currently used as a workshop).

Viewings are a must to truly appreciate the size and position of this much-loved home.

Energy Rating: D





## GROUND FLOOR:

Enter the property through an external door.

### Entrance Hall

With a central heating radiator, double glazed uPVC window to the side elevation, useful built-in storage cupboard and staircase rising to the first floor.

### Kitchen

9'4" x 8'9" (2.84m x 2.67m)

Having a range of wall, drawer and base units, laminate work surface, stainless steel sink with side drainer and a uPVC double glazed window to the rear elevation. There is space and plumbing for a washing machine, space for a fridge freezer and an understairs storage cupboard with window to the side. An external door gives access to the side of the property.

### Lounge Area

12'11" x 13'8" (3.94m x 4.17m)

This well presented reception room has a central heating radiator, uPVC double glazed window to the front elevation and an electric wall mounted fire.

### Dining Area

9'5" x 9'4" (2.87m x 2.84m)

Fitted with a central heating radiator and being open into:-

### Snug Area

9'6" x 8'9" (2.90m x 2.67m)

Having a central heating radiator and 2 double glazed windows to the rear and side elevations. A door provides access to the rear of the property.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the side elevation. There is also access to the loft via a ceiling hatch.

### Bedroom 1

12'3" x 11'7" max (3.73m x 3.53m max)

With a central heating radiator and uPVC double glazed window to the front elevation.

### Bedroom 2

10'6" x 9'10" (3.20m x 3.00m)

Having a central heating radiator and uPVC double glazed window to the rear elevation. There is also a built-in storage cupboard.

### Bedroom 3

9'2" x 7'5" (2.79m x 2.26m)

Incorporating the bulkhead, this room has a central heating radiator and uPVC double glazed window to the front elevation.

### Bathroom

A 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment,



rainwater shower head and glass shower screen. There is full tiling to the walls, a heated towel rail and 2 uPVC double glazed windows.

#### LOFT

With potential to create a fourth bedroom (STBR) the loft is boarded and carpeted and has a Velux window.

#### OUTSIDE

Externally, to the front of the property there is a lawned garden with a driveway which provides ample space for parking and leads to a detached garage at the rear of the property. To the rear there is also a low maintenance lawned garden.

#### Garage

This single width, tandem garage has an up and over door, together with a personal door to the side and light. The garage could provide a workshop if required, or alternatively could be converted into an outdoor reception space (subject to any necessary planning consents).

#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) and take the second left hand turning onto Milford Street and right onto Queens Street South. Turn left onto Firth Street and right onto Kingsbridge Road. At the traffic lights continue straight ahead into Newsome Road. Continue up the hill proceeding straight ahead at the mini

roundabout and Ingleton Road can be found as a turning on the left hand side. The property can be found on the right hand side.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

B

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### VIEWINGS:


Please call our office to book a viewing on 01484 530361.



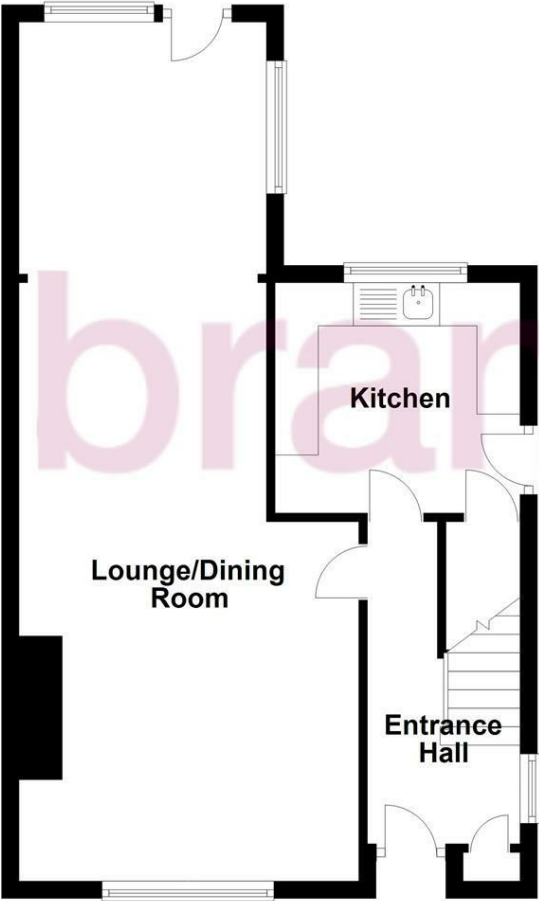




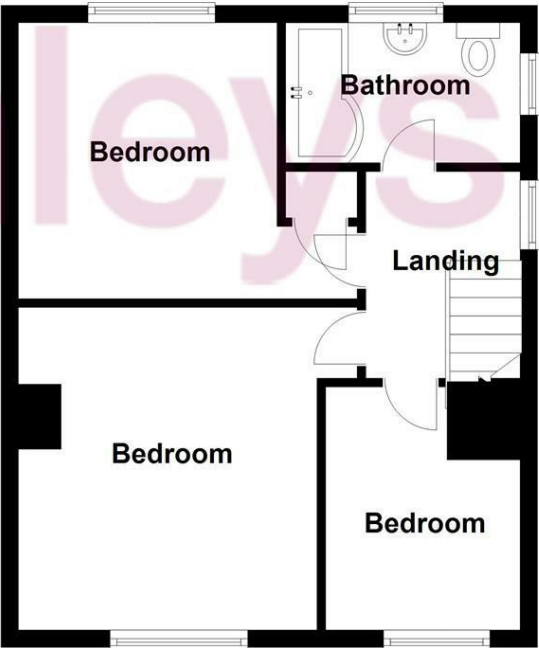


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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