50 Ings Way East, Huddersfield HD8 0DT

OFFERS AROUND
£245,000

A WELL PRESENTED AND EXTENDED TWO BEDROOM SEMI DETACHED HOME WHICH BOASTS SPACIOUS, OPEN PLAN AND VERSATILE LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, DETACHED GARAGE WITH POTENTIAL AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this welcoming entrance hallway with a side window. There is space to remove and store outdoor clothes and shoes. Engineered oak flooring flows underfoot, two fitted cupboards provide storage, house the boiler and a door leads through to the living dining kitchen. A staircase with a timber balustrade ascends to the first floor landing.

LIVING DINING KITCHEN 26′9″ max x 16′10″ max

Spanning the side and rear of the property is a stylish and generously proportioned, dual aspect living dining kitchen, fitted with contemporary grey wall and base units, contrasting worktops with tile upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven with grill, a four ring gas flame hob with extractor fan over, dishwasher and a fridge freezer. A utility cupboard has plumbing for a washing machine and space for household items. Extended to the rear with pleasant views over the garden through the bifold doors, the living/dining area provides plenty of room for entertaining and creates a sociable and connected layout ideal for modern family living. Engineered oak flooring flows throughout and Velux windows allow natural light to flood the space. Bi fold doors open to the garden and doors lead through to the living room, ground floor shower room and back through to the entrance hallway.

LIVING ROOM 14'11" max x 10'11" max

Positioned at the front of the property with a view over the garden and street scene beyond is this this well presented living room boasting a media unit and a marble fireplace which houses an electric log effect fire. There is ample space for living room furniture and a door leads through to the hallway.

GROUND FLOOR SHOWER ROOM 8'11" max x 3'6" max

Conveniently placed, this modern shower room is fully tiled and comprises of a large walk in shower with glass screen, a wall hung hand wash basin with mixer tap and a low level W.C. There is a chrome towel radiator, rear obscure window, complementary tile underfoot and spotlights to the ceiling. A door opens to the living dining kitchen.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where there is a rear facing window and doors which lead to the two double bedrooms and bathroom.

BEDROOM ONE 10′11″ max x 9′11″ max

Located to the rear of the property with garden views is this generously proportioned and tastefully decorated double bedroom which has space for bedroom furniture. Doors lead through to the dressing room and back through to the landing. A hatch with a pull down ladder gives access to the boarded loft space.

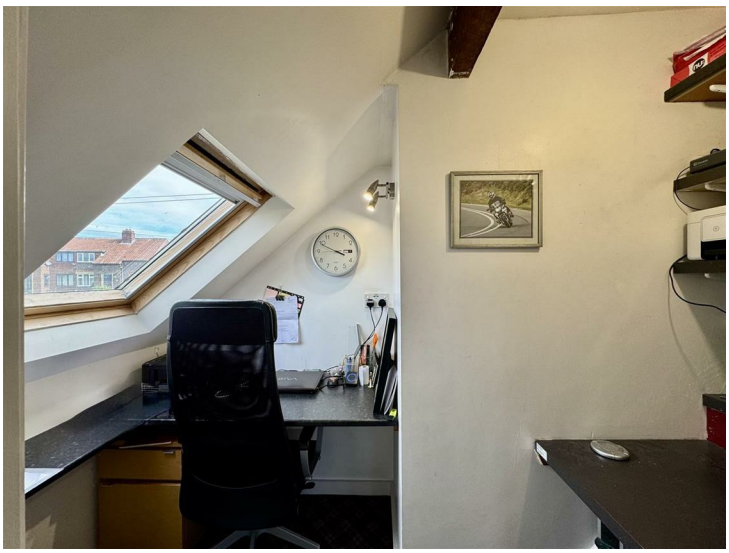
DRESSING ROOM 9′2″ max x 4′5″ max

Accessed from bedroom one is this useful dressing room is fitted with cabinetry, a wardrobe and drawers. A large window overlooks the street scene below.

BEDROOM TWO 10′6″ max x 10′5″ max

Another well presented, light and airy double bedroom which has dual aspect windows and space for bedroom items. Doors lead through to an office space and back through to the landing.

OFFICE 8′8″ max x 5′4″ max



Positioned off bedroom two and currently used as an office, this handy room could also be used for storage or a walk in wardrobe if desired.

BATHROOM 7'4" max x 5'10" max

This attractive bathroom comprises of a four piece white suite including a bath with shower attachment, a corner shower with sliding glass screen, a hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C. The bathroom is fully tiled with complimentary floor tiles underfoot, has a chrome towel radiator, obscure glazed side window, spot lights and a door which leads to the landing.

REAR GARDEN

This beautifully landscaped rear garden is enclosed by fencing and is both family friendly and thoughtfully designed for outdoor living. Featuring a large lawn and a raised patio area perfect for entertaining with ample space for dining furniture. To the rear of the garden is a lovely timber summerhouse with power offering space to sit and relax with a pleasant view over the garden. There is separate access to the garage and a timber gate opens to the driveway.

EXTERNAL FRONT GARAGE AND DRIVEWAY

To the front of the property is a fence enclosed lawn garden with flower bed borders and a driveway providing parking for multiple vehicles leads down the side of the property to a double composite gate which opens to another parking space, allowing a secure space for pets and giving access to a detached garage.
The garage has an up and over door power light, windows, garden access and its own alarm system. To the rear of the garage is a workshop space with fitted cabinetry. Subject to relevant permissions the garage has potential to become an annexe, gym, home office or a space for those who work from home.
Garage 21′6″max x 11′6″max

***MATERIAL INFORMATION**

TENURE:
Freehold

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

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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 - Suggested speeds up to xxx mbps

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

AGENT NOTES

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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

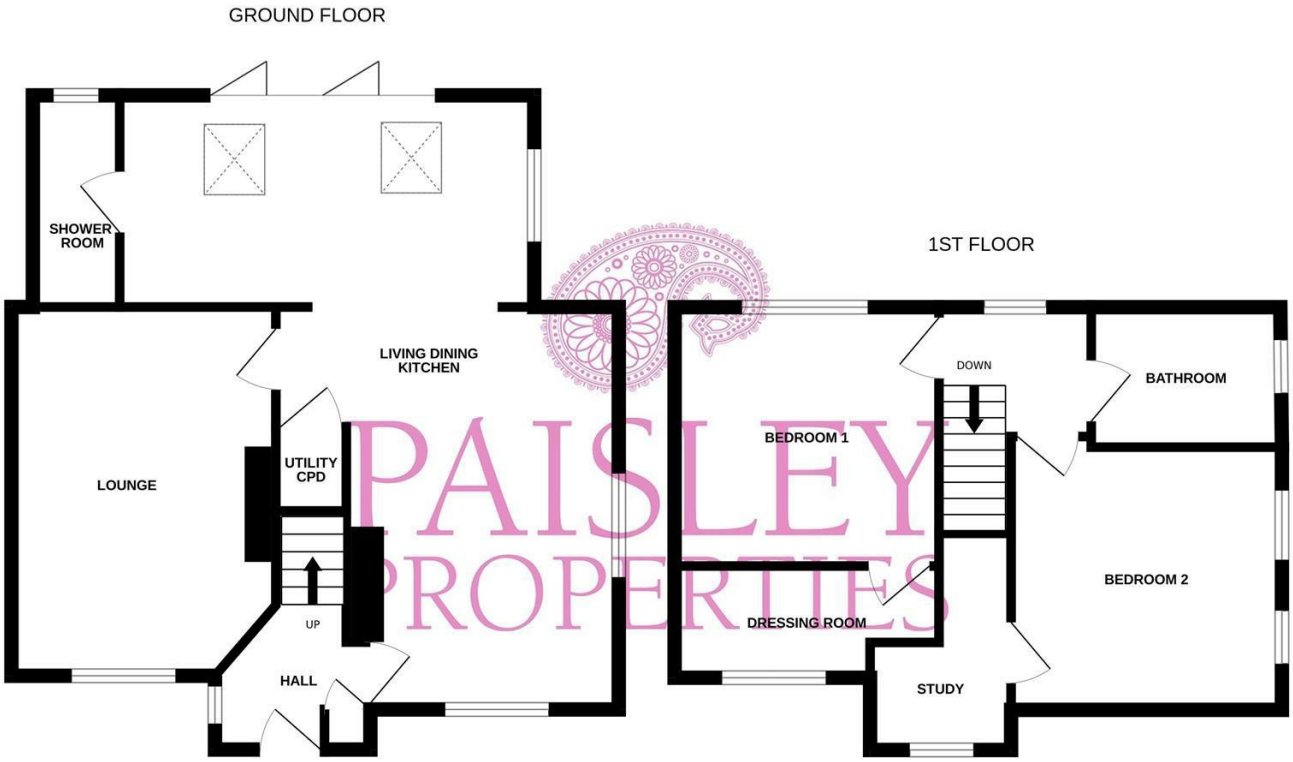
MORTGAGES

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. *

PAISLEY PROPERTIES

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.



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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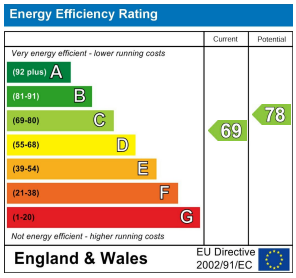

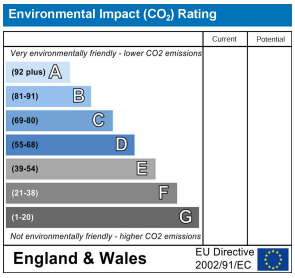

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