

FREEHOLD



House - Detached (EPC Rating: D)

**MOUNT HAVELOCK NEW HEY ROAD,
AINLEY TOP, HUDDERSFIELD, HD2 2EJ**
Offers Over

£499,000



4 Bedroom House - Detached located in Huddersfield

OFFERS OVER £499,000 FOR A LIMITED TIME ONLY

An impressive stone built detached residence constructed circa 1984 by Neil Jowett Limited to a high specification. The property occupies a large sloping plot with terraced gardens to rear, splendid open views, raised sun patio areas. The property has gas fired central heating, upvc double glazing and a security system. It is conveniently situated close to junction 24 of the M62 motorway, and within commuting distance for Leeds, Manchester and West Yorkshire conurbations. A small office has been created underneath the snug with its own external access. There is useful sub floor storage with the house. The summer house provides an ideal relaxation area with a useful attached gardener's wc.

OPEN ENTRANCE PORCH

To front with external lighting, giving access into

ENTRANCE LOBBY

Radiator, ceramic tiled floor, dado rail, Palladian Georgian style window, access door to front

CLOAKROOM

3'4" x 6'8"

Radiator, coloured suite comprising low flush wc, corner washbasin, extractor fan, half tiled walls, obscure glazed window to front, dado rail, ceramic tiled floor

DINING ROOM

12' x 20'

2 radiators, mahogany style spindled balustrading, turned staircase to first floor, useful understairs store cupboard, Georgian style internal doors with open plan into

SNUG AND DINING AREA

11'9 x 9

2 feature arched side windows, access door to side, radiator, large window to rear taking advantage of panoramic views, log burning stove, dado rail

THROUGH LOUNGE

13' x 20'

Fitted log effect living flame gas fire, Minster style fireplace, tiled hearth, 2 radiators, ornate plasterwork to ceiling, windows to front and rear with super views, feature arched window to side, ceiling covings, wall light points, display niche

DINING KITCHEN

10' x 19'6"

Ceramic tiled floor, fitted cupboards, drawers, wall units, part tiled walls, single drainer 1½ bowl sink unit, gold plated mixer tap, 4 ring STOVES ceramic hob, Bosch double electric oven, microwave, integrated fridge and dishwasher, ceiling spotlighting, dado rail, painted timber panelled ceiling, windows to front and rear, side door leading up to the built on/integral double garage, staircase and timber panelled walls

FIRST FLOOR

LANDING

Radiator, Palladian window to front, fitted mahogany style spindled balustrading and gallery landing, built in linen store cupboard with radiator inside

BEDROOM 1

14' x 11

Including built in floor to ceiling wardrobes, ornate plasterwork, radiator, ceiling covings, dado rail, display niche with glazed shelving, window and super view to rear plus

EN SUITE SHOWER ROOM

6'6 x 5'9

Coloured suite with low flush wc, vanity unit, separate shower compartment housing Mira 88 shower fitting and tray, radiator, fully tiled walls, obscure glazed window to front

BEDROOM 2

13 x 10

Fitted wardrobes, sliding mirror doors, radiator, ceiling spotlighting, dado rail, window to front

BEDROOM 3

13 x 9'8

Radiator, ceiling spotlighting, dado rail, window and panoramic rear view

STUDY/ BEDROOM 4

8'3 x 8

Laminate flooring, radiator, built in wardrobes, ceiling spotlighting, timber panelled ceiling, window and panoramic view to rear

HOUSE BATHROOM

9'9" x 5'9"

Large corner bath, low flush wc, vanity unit, fully tiled walls, ceramic tiled floor, obscure glazed window to front, extractor fan, ceiling spotlighting.

OUTSIDE

Driveway to front with turning area and additional car parking space to side. Stone front boundary wall, mature sycamore tree, stepped and paved pathways, stone retaining wall with a mix of conifers, with lawn, planted areas, external lighting, garden strip to westerly side boundary, access from the front driveway into

BUILT ON/INTEGRAL GARAGE

19'3 x 17'6

Pot sink unit, hot and cold water, part tiled surround, Gara Matic electric controlled up and over door, windows to side and rear, fitted cupboards, 4 ring stainless steel gas hob, built in Zanussi electric oven, radiator, plumbing for automatic washing machine, wall mounted Baxi gas central heating boiler to side, useful drying cupboard with radiator, stairs leading down to dining kitchen

OFFICE

10'9 x 8'3"

located under the snug/dining area. It has power, lighting, insulation and a side entrance door. There is also an extensive sub floor storage area going underneath the ground floor of the main house with access from the office

OUTSIDE

To the rear of the property is an extensive sloping terraced garden with raised paved sun terrace, steel railings, integral understairs store, steps to lower level, stone retaining wall, well stocked mature gardens with a range of plants, shrubs bushes, trees and herbaceous borders. Established rockery, fencing and hedging, paved pathways leading down to the lower levels, 4 sheds in total plus summer house to the rear boundary area including gardener's wc, power and lighting, rear paved patio, external water supply. There is a gate at the bottom of the garden giving access on to a shared private lane/grassed track, partly owned by the sellers and the owners of the two neighbouring properties. Useful additional right of access for loading purposes.

TENURE

Freehold

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.



VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents.
Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

F. Information obtained from the Direct gov website.

ENERGY BAND

D

DIRECTIONS

From Huddersfield proceed along the A629 Halifax Road for approximately 2 miles to the motorway roundabout at Ainley Top. At the roundabout keep in the right hand lane and follow the signs for Brighouse. Ascend the Brighouse Road for approximately 200 metres and then take the second turning left towards the top of the hill on to New Hey Road. Proceed down New Hey Road for approximately 200 metres and the property will be seen on the left hand side opposite West Lodge Crescent and in between the two detached properties known as The Knowle and Lyndhurst.

SOLICITORS

T.B.C

EXTRAS

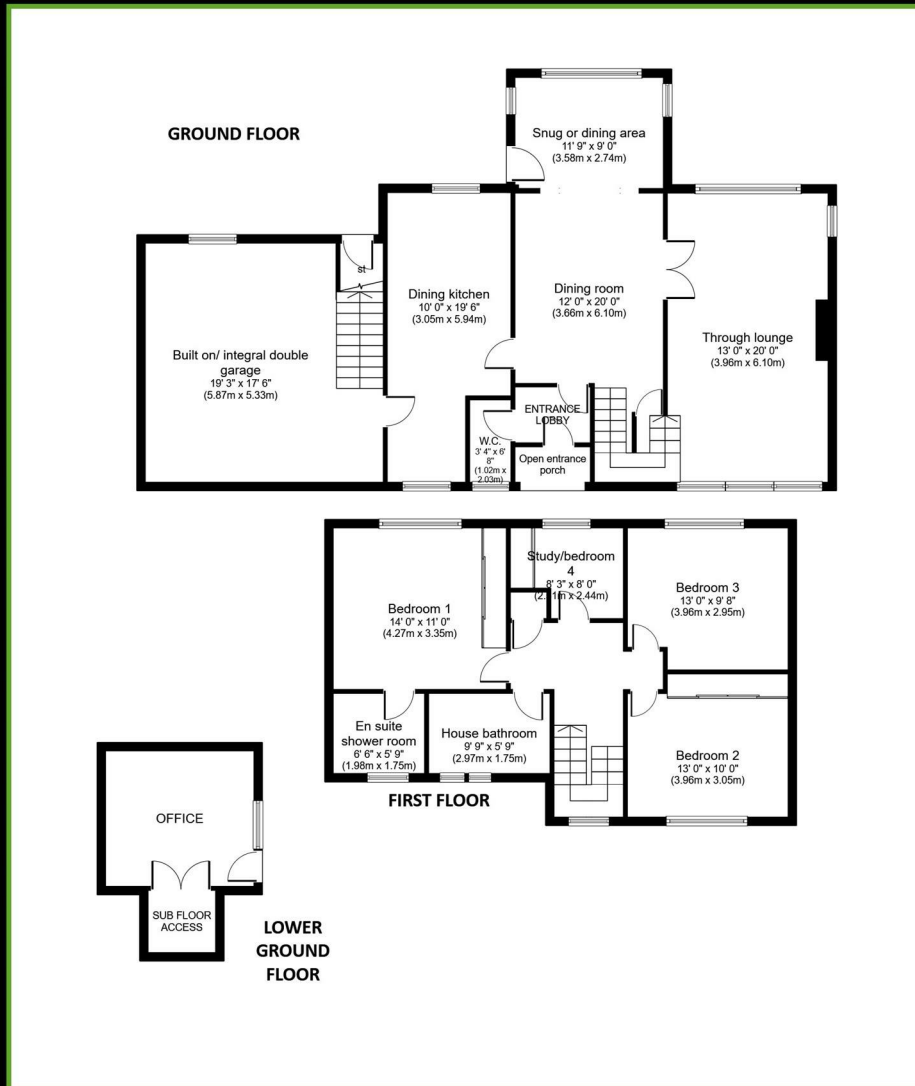
Carpets, curtains, blinds and light fittings available if requested.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



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call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

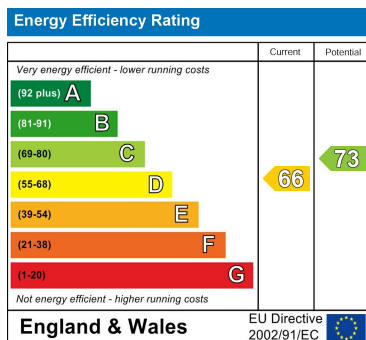


01484 536 799

Council Tax Band

F

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

