

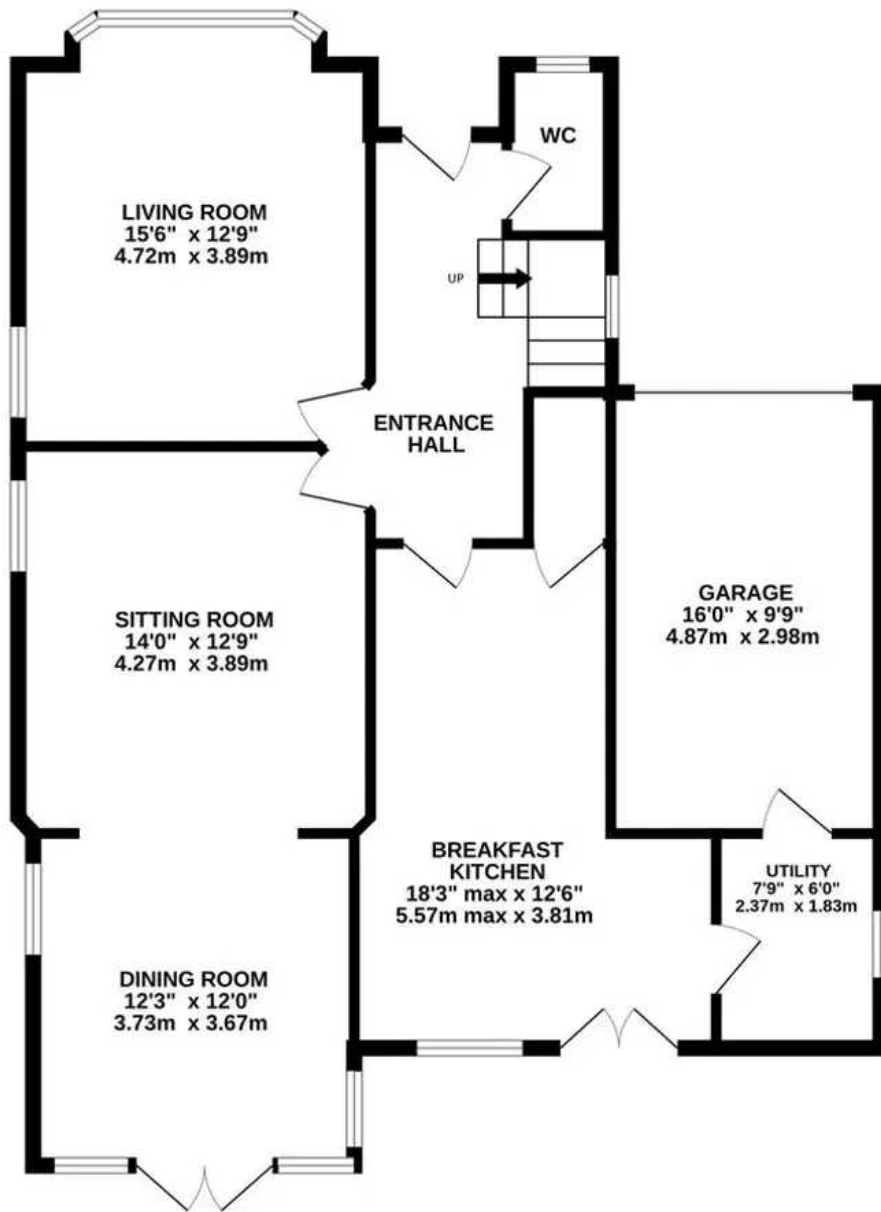


Fixby Road, Huddersfield

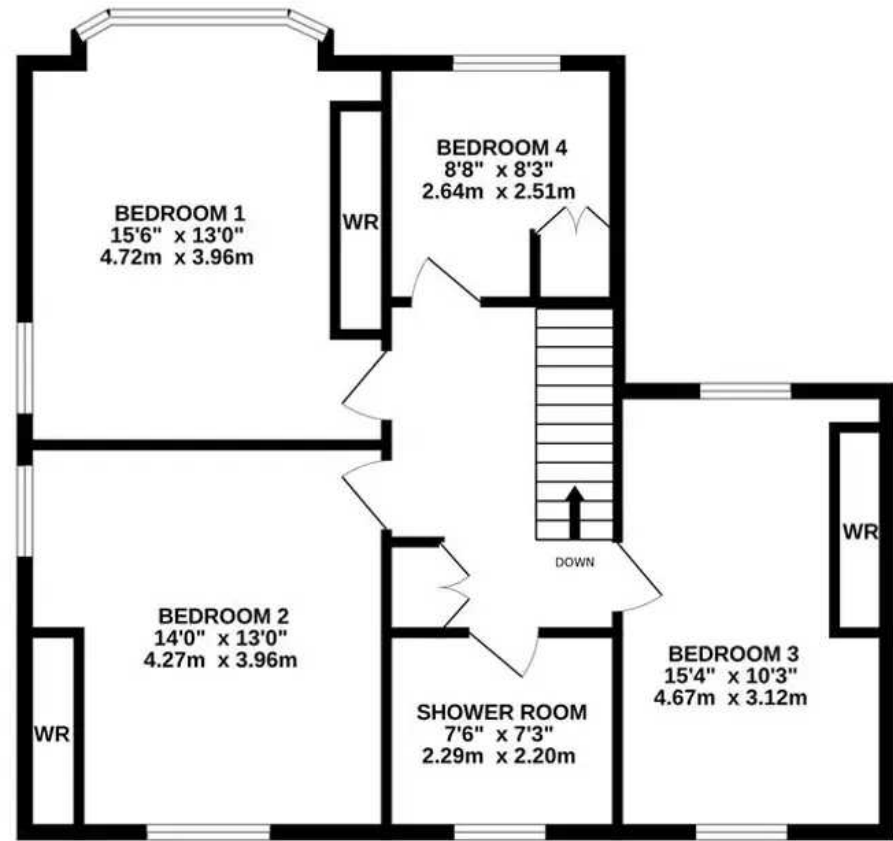
Huddersfield

Fixed Price **£575,000**

GROUND FLOOR



1ST FLOOR



FIXBY ROAD

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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Fixby Road

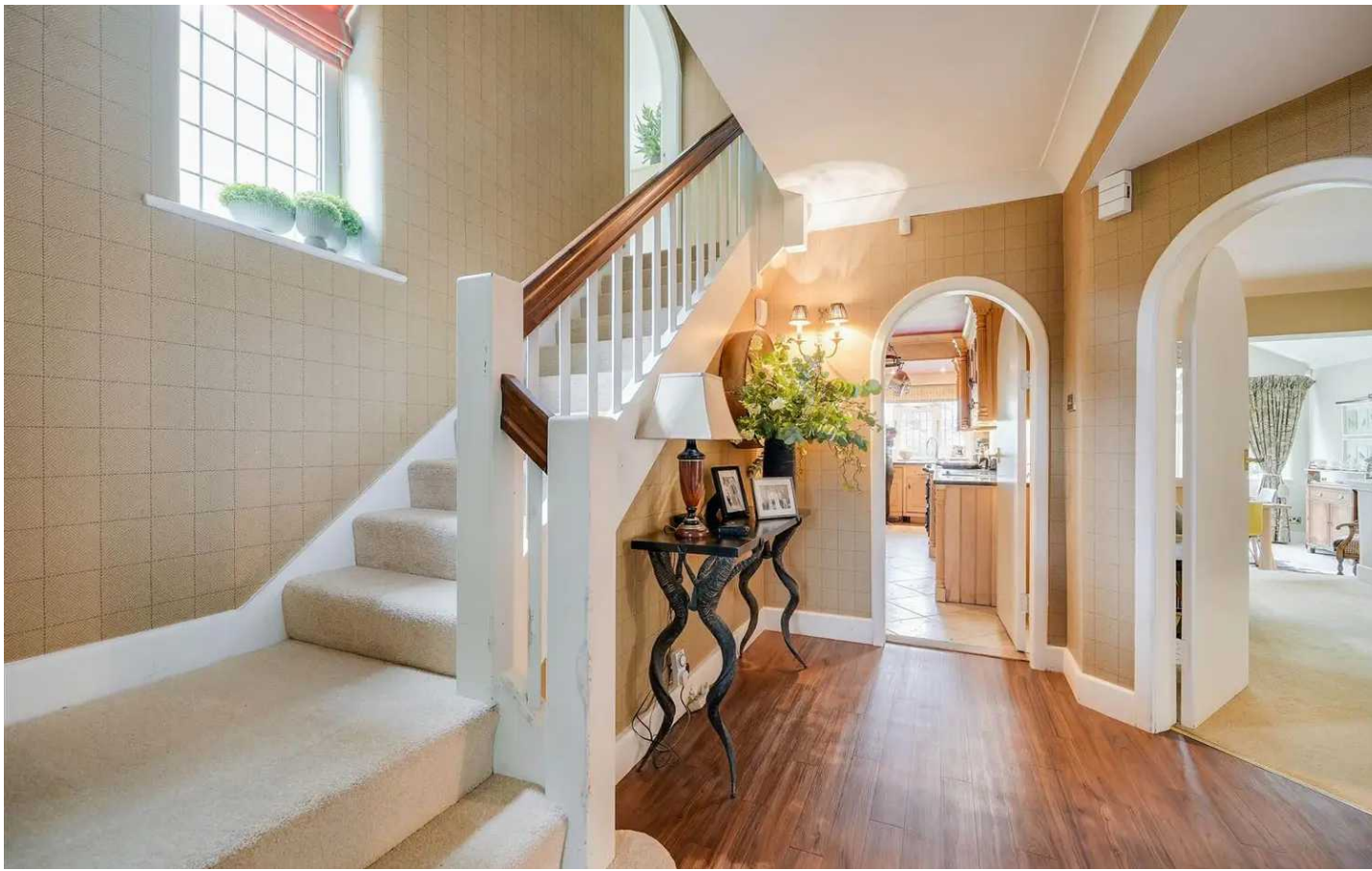
Huddersfield

AVAILABLE WITH VACANT POSSESSION THIS APPEALING BAY FRONTED PART STONE BUILT AND RENDERED DETACHED FAMILY HOME CONSTRUCTED BY REPUTABLE BUILDERS OF THE TIME JOHN JAGGER CIRCA 1952 AND EXTENDED IN MORE RECENT YEARS. The property provides beautifully presented and tastefully appointed accommodation with Jagger's trademark arched doorways and rounded bays. There is a gas central heating system, PVCu double glazing and briefly comprising to the ground floor; entrance hall, downstairs w.c., bay fronted living room, sitting room, dining room, breakfast kitchen and utility room. To the first floor there are four bedrooms all with fitted wardrobes and shower room with wet area. Externally there are established landscape gardens laid out to front and rear together with a driveway providing off road parking and a garage. The property is well placed for local shops including supermarket, farm shop, railway station in neighbouring Brighouse and accessible for junctions 23,24 and 25 of the M62 linking East Lancashire to West Yorkshire.

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE HALL

A timber and frosted double glazed door opens into the entrance hall. The hallway has a PVCu double glazed window to the side elevation, there is a ceiling light point, ceiling coving, two wall light points, central heating radiator and with arched doorways leading to the following:-

LIVING ROOM

15' 6" x 12' 9" (4.72m x 3.89m)

This is the first of three well proportioned reception rooms, situated to the front of the house and having a bay window looking out across the garden together with a further PVCu double glazed window to the side elevation all of which provide the room with plenty of natural light. There is a ceiling light point, ceiling coving, three wall light points, central heating radiator, and as the main focal point of the room there is a feature fireplace with limestone surround and with an open fire with a marble hearth.

SITTING ROOM

14' 0" x 12' 9" (4.27m x 3.89m)

This is situated to the rear of the property and has a PVCu double glazed window to the side elevation, ceiling coving, two wall light points, central heating radiator and as the main focal point of the room there is a rustic brick fireplace which is home to an open fire together with a herringbone brick hearth. To the rear of the sitting room there is a pillared entrance to the dining room.



DINING ROOM

This forms part of a single-story extension which has a pitched beamed ceiling with nine ceiling light points, central heating radiator, painted floorboards. There are PVCu double glazed windows to the side elevations whilst to the rear there are central French doors and a feature leaded and stained-glass semi-circular window above.

BREAKFAST KITCHEN

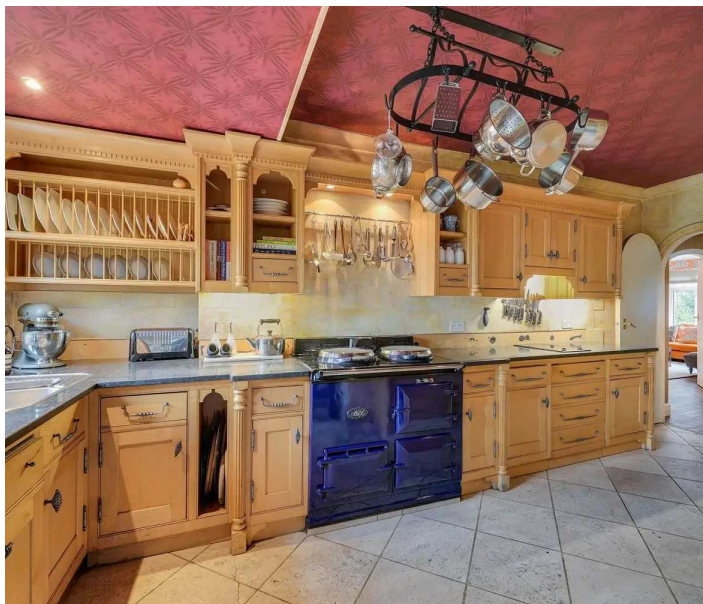
18' 3" x 12' 6" (5.56m x 3.81m)

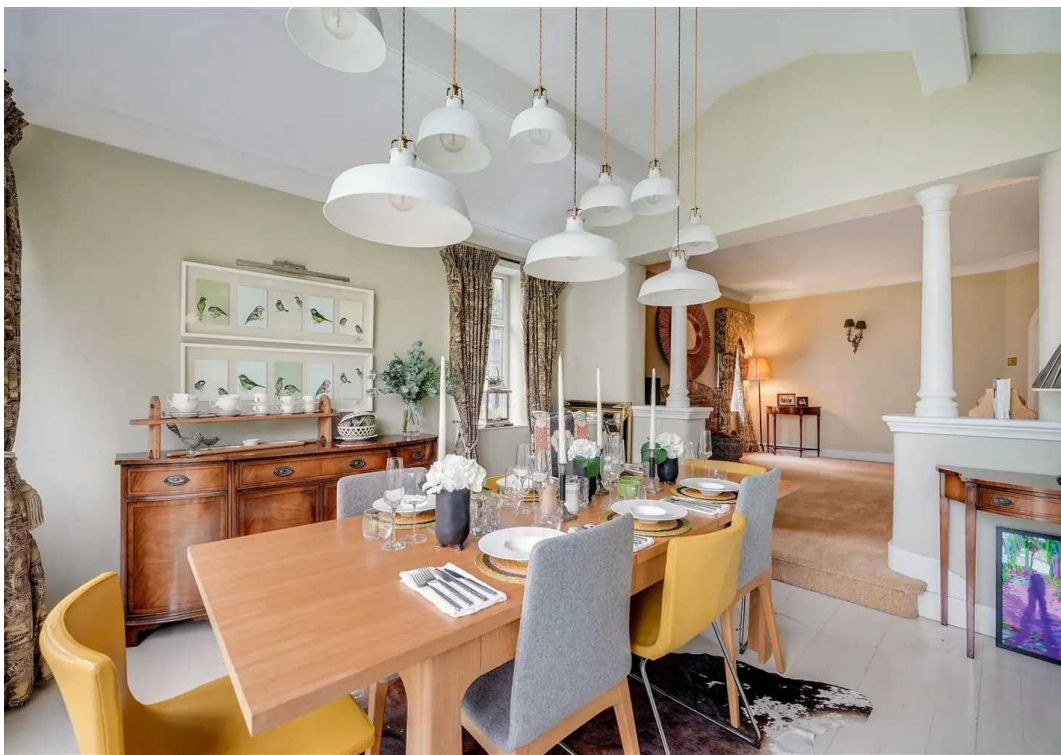
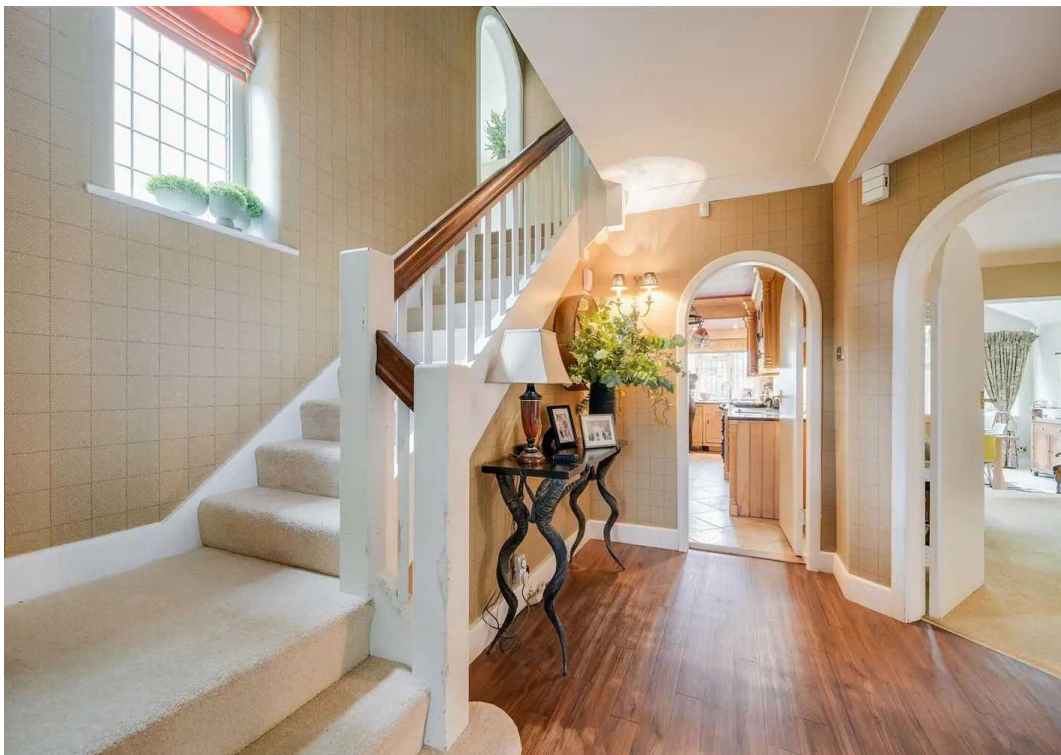
This has a tiled floor, ceiling coving, ceiling light point and a range of base and wall cupboards, drawers, these are complimented by contrasting overlying granite worktops, there is display shelving, plate rack, dresser style unit with glass shelving and downlighter, fitted cupboards and 16 drawers beneath. There is a two-oven gas aga, integrated dishwasher, integrated fridge, two ring De Dietrich halogen hob, inset one and a half bowl single drainer stainless steel sink with chrome monobloc Quooker instant hot water tap, there are two ceiling light points and ceiling downlighters, useful pantry beneath the stairs with fitted shelving and to one side a door gives access to the utility room.

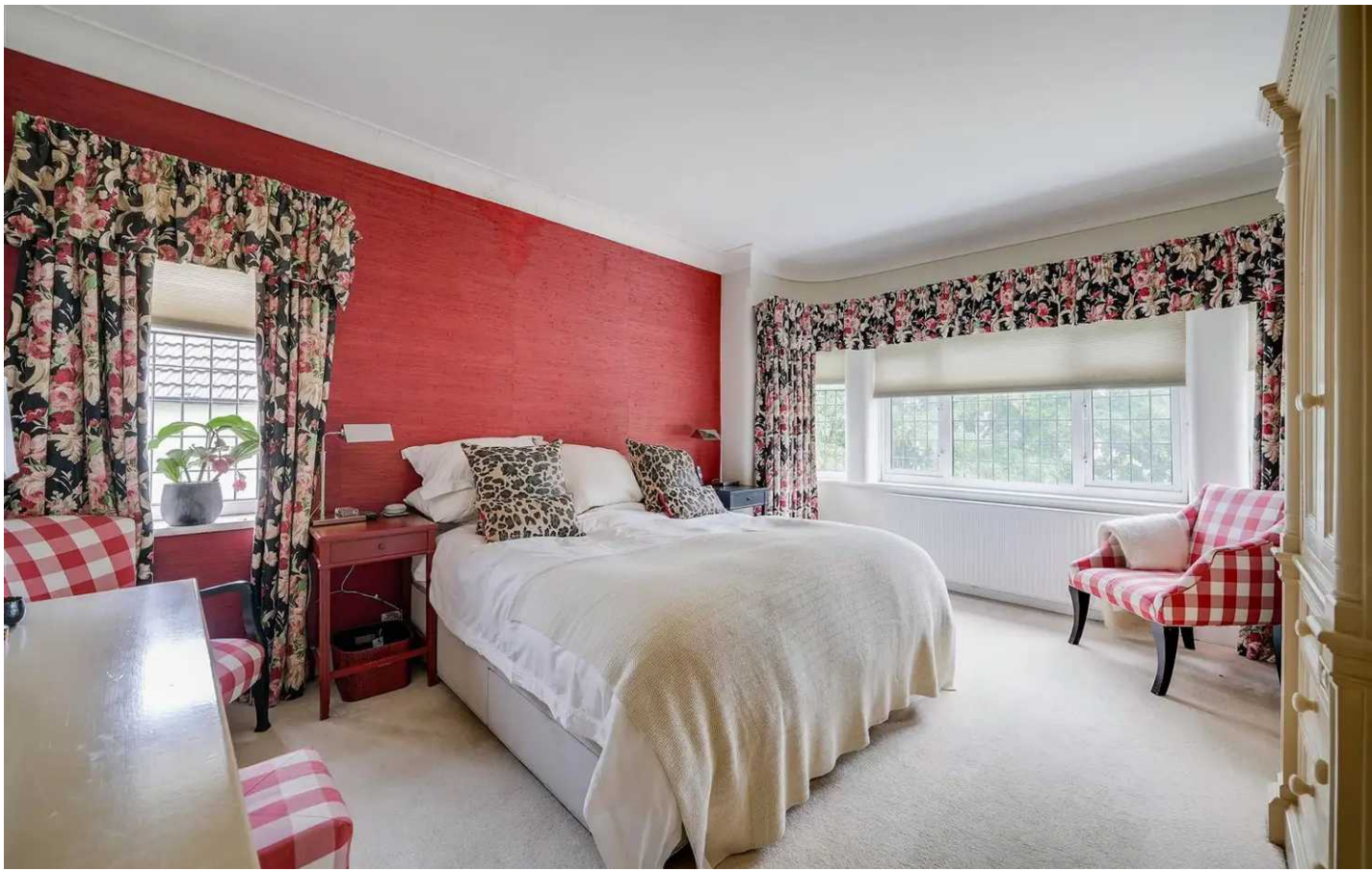
UTILITY ROOM

7' 9" x 6' 0" (2.36m x 1.83m)

With a PVCu double glazed window, ceiling light point, extractor fan, courtesy door to the garage, central heating radiator, tiled floor and having a Belfast sink with base cupboard, worktop with undercounter space for washing machine, wall cupboard and space for a fridge freezer.







FIRST FLOOR LANDING

A three-quarter landing with access to bedroom three. Main landing with a ceiling light point, ceiling coving, loft access, fitted storage cupboard and providing access to the remaining bedrooms and shower room.

BEDROOM ONE

15' 6" x 13' 0" (4.72m x 3.96m)

A double room with a walk-in bay having PVCu double glazed windows looking out over the front garden, there is additional natural light from a PVCu double glazed window to the side elevation, ceiling coving, central heating radiator and having fitted furniture including wardrobes, cupboards, drawers and dressing table with mirror over and drawers beneath.

BEDROOM TWO

14' 0" x 13' 0" (4.27m x 3.96m)

A good sized double room with dual aspect PVCu double glazed windows, there are inset ceiling downlighters, ceiling coving, central heating radiator and having a bank of fitted wardrobes.

BEDROOM THREE

15' 4" x 10' 3" (4.67m x 3.12m)

A double room with PVCu double glazed windows to both front and rear elevations, both of which have fitted louvre shutters, there is a ceiling light point, ceiling coving, central heating radiator and with a bank of fitted wardrobes and drawers.





BEDROOM FOUR

8' 8" x 8' 3" (2.64m x 2.51m)

This is situated adjacent to bedroom one and has a similar aspect across the front garden through a PVCu double glazed window with louvre shutters, there is a ceiling light point, ceiling coving, central heating radiator, and fitted floor to ceiling cupboards.

SHOWER ROOM

With a frosted PVCu double glazed window with louvre shutters, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor with underfloor heating, chrome heated towel rail and fitted with a suite comprising; hand wash basin with chrome monobloc tap mounted on to a vanity unit with granite worktop, cupboard beneath and with towel storage, low flush w.c. and wet area with glazed shower screen, chrome shower fitting with fixed shower rose, separate hand spray and recess for toiletries with an LED strip light.

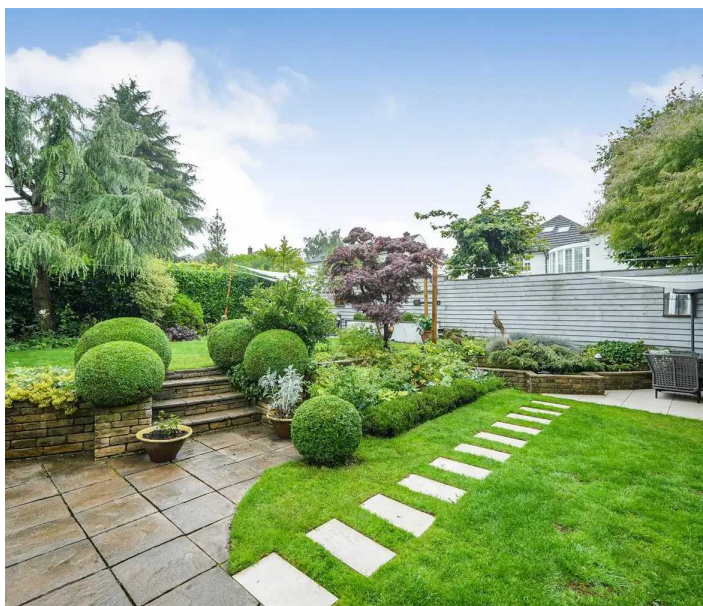
GARDEN

To the front of the property there is a well screened lawned garden with planted trees and shrubs to the left-hand side of the house there is a timber hand gate giving access to the rear garden and to the right-hand side a flagged pathway with planted shrubs and a wrought iron hand gate partway down leading to a further flagged pathway with a timber and glazed garden shed and leading to the rear. To the rear garden this again is well screened with a variety of trees, flowers and shrubs, there are two lawned areas, to each corner there are two tiled patio area and ornamental pond with water feature.

DRIVEWAY

3 Parking Spaces

The property is approached through twin wrought iron gates on to a tarmac driveway which provides off-road parking for a number of vehicles and in turn leads to an integral garage. The garage measures 16'0 x 9'9 with an up and over door courtesy door, frosted PVCu double glazed window to the side elevation, power, and light.





ADDITIONAL INFORMATION

ALARM

The property is fitted with a security alarm.

DIRECTIONS

Proceed out of Huddersfield along Bradford Road until reaching the roundabout at Bradley Bar. At the roundabout take the first exit on to Fixby Road where the property can be found on the right hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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