



3 Delamere Gardens, Fixby, Huddersfield, HD2 2AW
Offers Over £1,200,000

bramleys

Situated in a secure gated development, is this 6 bedroomed detached property. Forming an ideal purchase for the family buyer or those who like to entertain, the property is fitted with high quality fixtures and fittings throughout, including Villeroy and Boch sanitary ware throughout, underfloor heating to the ground floor, a magnificent open plan entrance hallway with galleried landings above and Velux windows which provide ample natural light.

Being further enhanced by a built-in Sonos speaker system to the kitchen, dining area and master bedroom. A fully programmable lighting system, with "audiovation" integrated entertainment system with universal remote controls for each TV installation. A set of bi-folding doors to the lounge creates an ideal entertaining space and externally there are landscaped gardens to all 4 sides, a feature wrought iron entrance gate, a detached double garage, as well as additional off-road parking spaces. The property is situated equidistant to J24 and J25 of the M62 motorway network thus making the major trading centres of West Yorkshire and East Lancashire readily accessible, as well as being situated close to local schooling, Huddersfield town centre, University and the amenities within. An early internal viewing is highly recommended to appreciate the size and quality of accommodation on offer.

Energy rating: B





GROUND FLOOR:

Enter the property via a timber entrance door with sealed unit double glazed panel into:-

Entrance Hall

Where there is Atkinson and Kirby oak flooring, sunken LED lighting, feature glazed screens to either side and built-in cloaks cupboards. The main feature of the room is a magnificent open staircase with galleried landing above and feature half landing windows with window seat beneath and being open to full roof height with velux windows above allowing ample natural light.

Lounge

19'0" x 19'6" (5.79m x 5.94m)

A spacious living room featuring windows to 3 sides with full width bi-folding doors opening out to the front garden. The room also benefits from sunken low voltage lighting, feature raised Atkinson and Kirby oak flooring, recessed Stovax solid fuel/log burning stove, feature display shelving and glazed screen through to the entrance hall allowing additional natural light.

Dining Kitchen

29'7" x 15'3" (9.02m x 4.65m)

This superb kitchen is fitted with a range of matching high quality SieMatic units with Corian working surfaces. Featuring a wealth of integrated appliances including induction hob set into a central island with Corian working surfaces, overhead extractor fan and light, 2 separate double ovens, microwave, steam oven, integral dishwasher, Quooker immediate boiling water tap and wine cooler. The kitchen also has sunken LED lighting, To the dining area are picture windows to the side elevation with velux windows above, sunken low voltage lighting and Atkinson and Kirby oak flooring.

Sitting Room

14'9" x 15'9" (4.50m x 4.80m)

Peacefully situated to the rear of the property and fitted with Atkinson and Kirby oak flooring, uPVC double glazed windows to the side and rear elevations accompanied by a French door leading into the rear garden, 2 wall light points and sunken low voltage lighting.

Inner Hallway

With recessed vestibule giving access to a cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising a concealed flush WC with complimentary matching semi-pedestal wash basin. There is also a chrome ladder style radiator, low voltage lighting and uPVC double glazed window.

Utility Room

14'3" x 8'4" (4.34m x 2.54m)

Fitted with Atkinson and Kirby oak flooring, built-in store cupboards, inset stainless steel sink unit with mixer taps and side drainer, plumbing for an automatic washing machine, side entrance door, a uPVC double glazed window and sunken low voltage lighting.

FIRST FLOOR:

Galleried Landing

A spindle rail balustraded staircase rises to the magnificent galleried landing being open plan to full ceiling height and fitted with velux windows, wall light points and a central heating radiator. There is also a built-in store cupboard.

Master Suite

15'4" x 13'9" (4.67m x 4.19m)

A spacious master bedroom featuring a range of fitted furniture including built-in wardrobes with hanging and shelving facilities, a feature bedhead surround and adjacent cupboards. There is also a central heating radiator and a uPVC double glazed window. The master bedroom is open plan to the dressing area and leads to the en-suite bathroom.

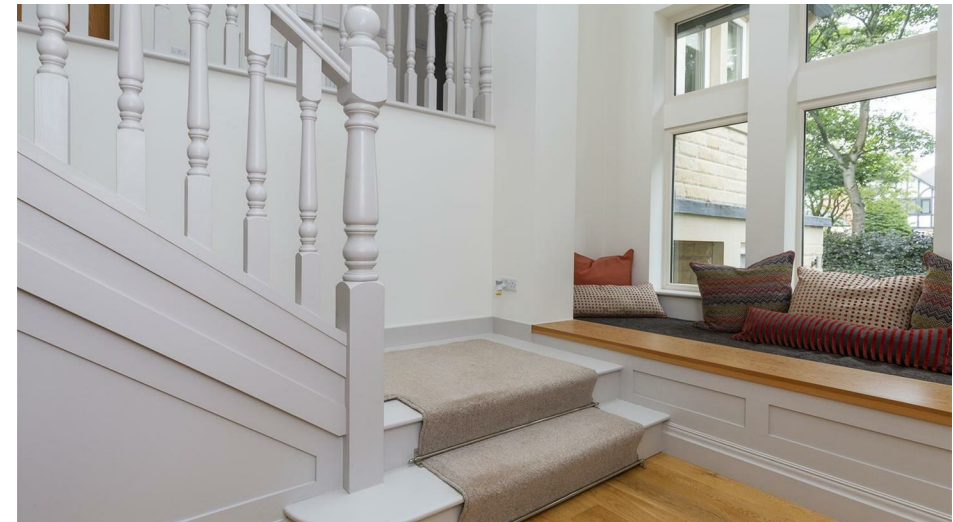
Dressing Area

10'3" x 13'8" (3.12m x 4.17m)

Fitted with a bank of 7 door wardrobes with hanging and shelving facilities, centre kneehole dressing table with sunken lighting above and a deep sunk freestanding bath with waterfall mixer tap. There is also feature panelled walls, 2 wall light points and sunken low voltage lighting.

En suite Shower Room

Furnished with a 4 piece suite comprising concealed floating WC, twin matching wash bowls with chrome freestanding



mixer taps, granite worktop and surround and feature circular shower cubicle with rainwater head shower. There is also a chrome ladder style radiator.

Guest Suite

14'6" x 15'4" (4.42m x 4.67m)

Featuring a range of fitted 4 door wardrobes with hanging and shelving facilities, a centre kneehole dressing table with feature lighting, uPVC double glazed windows to the rear and side elevations, sunken LED lighting and a central heating radiator.

En suite Shower Room

Fully tiled to the floor and walls and furnished with a 4 piece suite comprising concealed flush WC, bidet, ceramic wash bowl with drawer units beneath and fully tiled walk-in double width shower cubicle with glazed screen. There is also a vanity mirror and a chrome ladder style radiator.

Bedroom

14'2" x 16'0" (4.32m x 4.88m)

A spacious double bedroom currently used as a study and being fitted with dual aspect uPVC double glazed windows, a central heating radiator, feature glazed screen overlooking the central stairwell and sunken LED lighting.

Bedroom

15'10" x 14'10" (4.83m x 4.52m)

Situated to the front of the property and having a central heating radiator, uPVC double glazed windows and sunken LED lighting.

Bathroom

Furnished with a 4 piece suite comprising floating concealed WC, wash bowl with chrome mixer taps set onto a marble hearth and upstand, deep sunk bath with mixer taps and additional shower hose and a fully tiled shower cubicle with rainwater head and additional hose. There is also a chrome ladder style radiator.

SECOND FLOOR:

Galleried Landing

A spindle rail balustraded staircase rises to the second floor galleried landing with 4 Velux windows.

Bedroom

15'7" x 12'2" (4.75m x 3.71m)

Another spacious double bedroom with feature shelving, spacious bay window with uPVC double glazed windows and a central heating radiator.

En suite Shower Room

Furnished with a 3 piece suite comprising concealed and floating WC, ceramic wash bowl with vanity unit beneath and a walk-in fully tiled shower cubicle. There is also a feature vanity mirror with sunken lighting above, tiled flooring and a chrome ladder style radiator.

Bedroom/Cinema Room

18'3" x 15'7" (5.56m x 4.75m)

Currently utilised as a cinema room, this versatile room has been fitted with a Sonos cinematic sound system. There are also 2 central heating radiators, a uPVC double glazed gable window, 3 Velux windows providing ample natural light, sunken LED lighting and access to a walk-in store room.

Store Room

21'2" x 9'4" (6.45m x 2.84m)

Providing a useful and easily accessible storage area and being fitted with a central heating radiator.

OUTSIDE:

The property benefits from a tarmac parking area to the front providing off-road parking for 3/4 vehicles, which in turn gives access to the detached double garage. There are enclosed lawned gardens to all 4 sides which are enclosed by hedging and fenced borders. The rear garden also has raised flowerbeds and mature trees.

Garage

19'1" x 18'10" (5.82m x 5.74m)

Featuring power and light points. There is a pitched roof allowing additional eaves storage if required.

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:

From the Huddersfield office, head up Trinity Street and take a right hand turn onto Castlegate heading towards Oxford Street with Dunelm on the left hand side. Stay on Oxford Street as it becomes Bradford Road (A641) and stay on this road for about 1 mile. At the roundabout next to the Asda superstore on the right, continue straight ahead staying on Bradford Road. At the next roundabout, take the first exit onto Fixby Road. Delamere Gardens can be found shortly after as a left hand turn and the subject property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

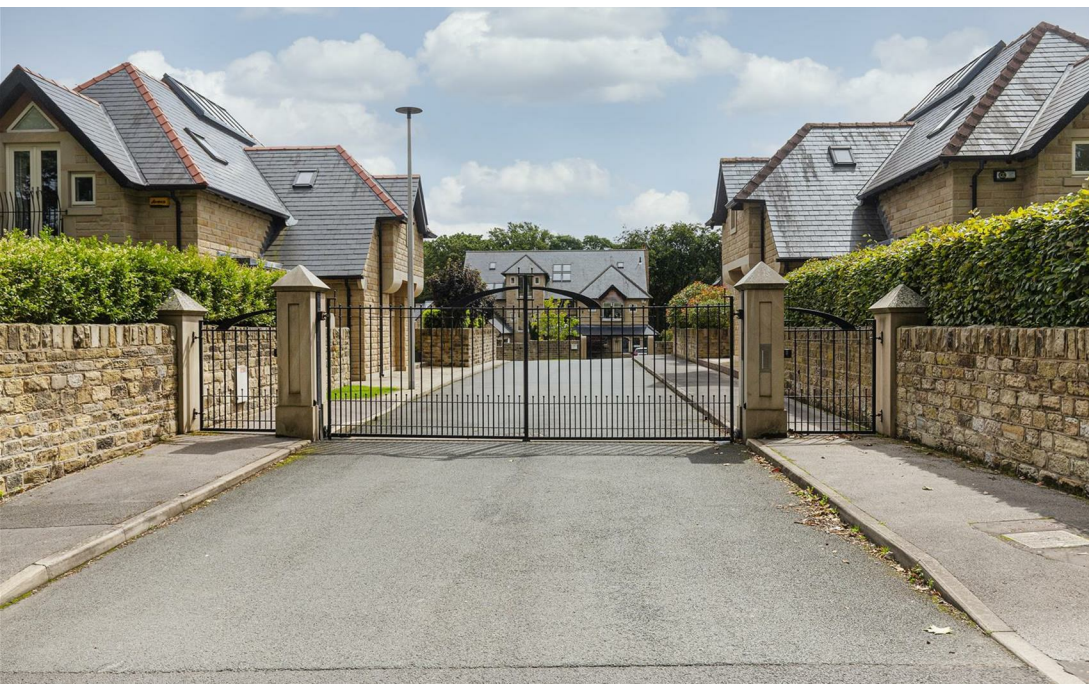
Band G

MORTGAGES:

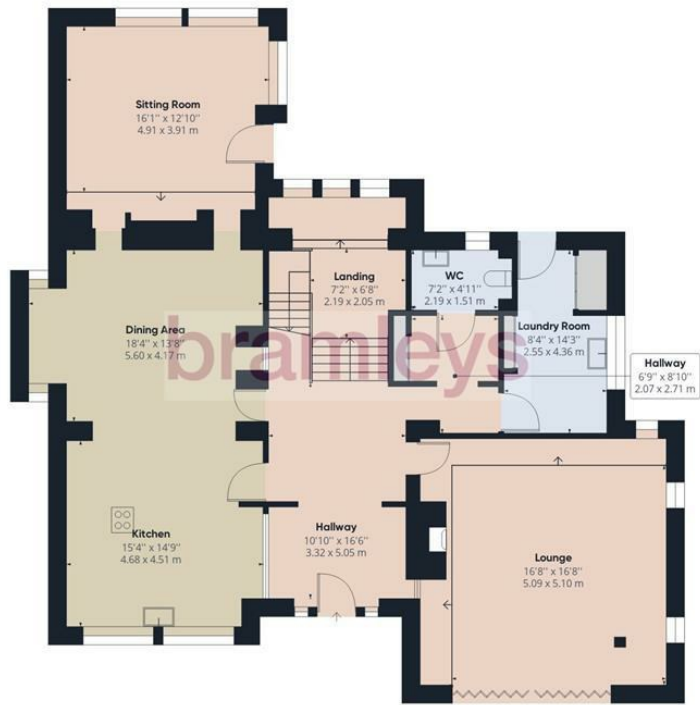
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

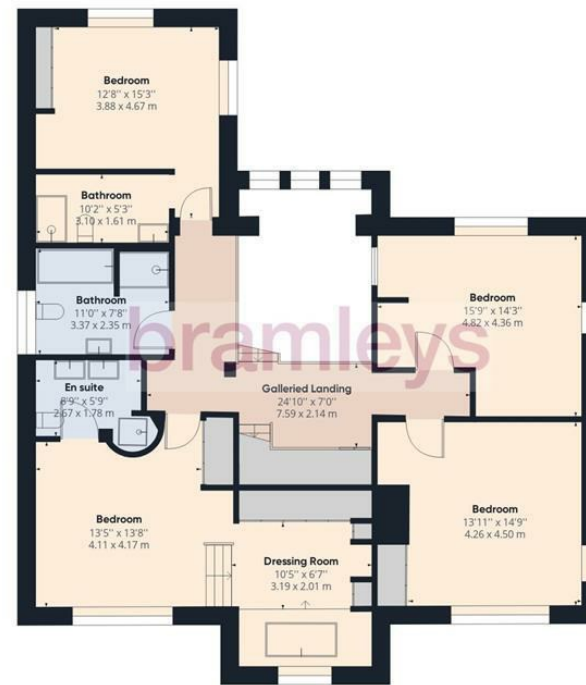
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



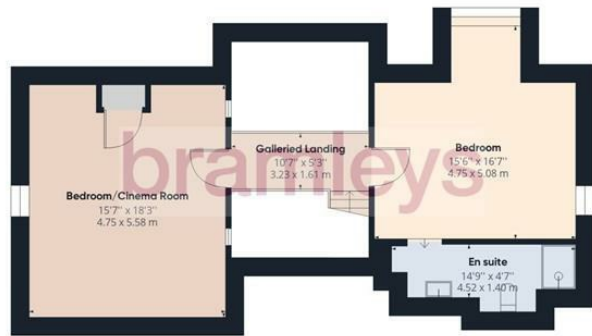




Floor 0



Floor 2



Floor 3

Approximate total area⁽¹⁾

3666.53 ft²

340.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

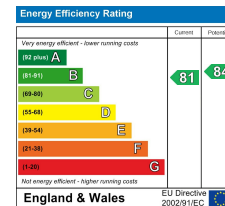
GIRAFFE360

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



Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

