



5 Fulneck Close, Fixby, Huddersfield, HD2 2LJ

Reduced To £445,000

**bramleys**

Desirable, quiet location, at the top of a cul-de-sac in the popular area of Fixby, is this 4 bedroom, immaculately presented, detached house, 3 double and 1 single bedrooms, with the addition of a double detached garage. Enhanced by a south facing rear garden, the home enjoys natural light throughout. This spacious and well-maintained home would be an ideal purchase for a growing family or those who like to entertain, as the property provides 3 good sized reception rooms. Conveniently situated, the property has access to local amenities, schooling, Huddersfield town centre and the M62 motorway network with links to West Yorkshire and East Lancashire.

Externally the property provides a double driveway, double detached garage for further parking/storage and an enclosed rear garden. An internal viewing is highly recommended to see what the property has to offer, with accommodation briefly comprising: entrance porch, cloakroom/WC, lounge, dining room, kitchen, utility room, conservatory, first floor landing, master bedroom with en suite, 3 further bedrooms and the house bathroom.

Energy Rating: D





## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Porch

With 2 double glazed windows, a central heating radiator and French doors leading into the entrance hall.

### Entrance Hall

Having a central heating radiator. A door gives access to the cloakroom/WC.

### Cloakroom/WC

Furnished with a low flush WC and vanity wash hand basin with drawers beneath. There are inset ceiling spotlights, heated towel rail and fully tiled walls.

### Dining Room

11'4" x 10'1" (3.45m x 3.07m)

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

### Kitchen

13'6" x 8'11" (4.11m x 2.72m)

Fitted with a range of shaker style wall, drawer and base units. There are quartz effect work surfaces and matching upstands, a Belfast sink, uPVC double glazed windows to the rear elevation and a central heating radiator. Integral appliances include a 4 ring electric hob with overhead extractor hood, double oven and a dishwasher.

### Utility Room

8'11" x 5'10" (2.72m x 1.78m)

With a range of wall and base units, laminate work surfaces, space and plumbing for a washing machine and dryer. A uPVC double glazed window overlooks the rear elevation and a uPVC door provides access to side of the property.

### Lounge

22'2" x 11'7" (6.76m x 3.53m)

The focal point of this room is the modern electrically operated, log effect, gas fire with marble surround and hearth. There are uPVC double glazed windows to the front and side elevation, 2 central heating radiators and sliding doors leading into the conservatory.



### Conservatory

9'0" x 9'3" (2.74m x 2.82m)

Being of uPVC construction. A set of French doors open out into the rear garden and there is a central heating radiator.

### FIRST FLOOR:

#### Landing

With a central heating radiator and access to the loft.

#### Master Bedroom

14'8" x 11'7" (4.47m x 3.53m)

With a central heating radiator, useful built-in wardrobes with hanging and shelving space. There is also a uPVC double glazed window to the front elevation and access to the en suite.

#### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash hand basin with cupboard beneath, walk-in shower cubicle with overhead shower. There are tiled splashbacks, a uPVC double glazed window to the front elevation, heated towel rail and useful bulk-head storage cupboard.

#### Bedroom 2

11'9" x 11'7" (3.58m x 3.53m)

With a central heating radiator, double glazed window to the front elevation and built-in wardrobes with hanging and shelving space.

#### Bedroom 3

10'10" x 8'10" (3.30m x 2.69m)

With a central heating radiator and double glazed window to the rear.

### Bedroom 4/Office

8'10" x 8'3" (2.69m x 2.51m)

With a central heating radiator and double glazed windows to the rear elevation.

### Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, vanity wash hand basin, panelled bath and walk-in shower cubicle with rainfall style shower head and additional hose attachment. There are tiled splashbacks, central heating radiator and uPVC double glazed windows to the rear elevation.

### OUTSIDE:

To the front of the property a driveway provides off street parking for multiple vehicles, which in turn leads to the double garage. The front garden comprises of decorative shrub/fenced borders and gates to either side lead to the rear garden.

To the rear of the property there is a full width patio area ideal for Al-fresco dining and a lawn, with decorative shrub and fenced borders.

### Garage

Having twin up and over doors and an personal door to the rear.

### 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 Bradford Road (A641). Proceed to the traffic lights at Hillhouse and take the left hand fork onto Halifax Old Road, after approximately 500 yards take the

right hand turning into Cowcliffe Hill Road. Climb up Cowcliffe Hill Road and as the road levels out continue for approximate a further 100 yards turning left into Ganton Way. Proceed along this road, before its conclusion turn right into Fulneck Close and keep left, the subject property will be found straight ahead tucked back on the left.

### TENURE:

Leasehold

Date : 1 August 1989

Term : 999 years from 1 November 1965

Rent : £65 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

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### 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.







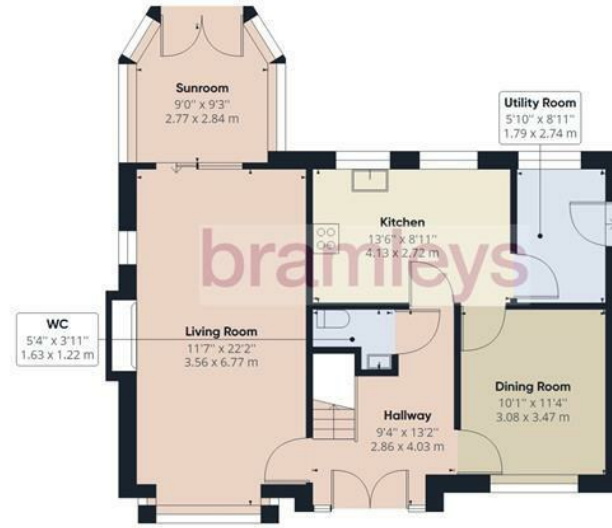
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
 1423.47 ft<sup>2</sup>  
 132.24 m<sup>2</sup>



(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.

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