



31 Highfield Road, Fixby, Huddersfield, HD2 2GF

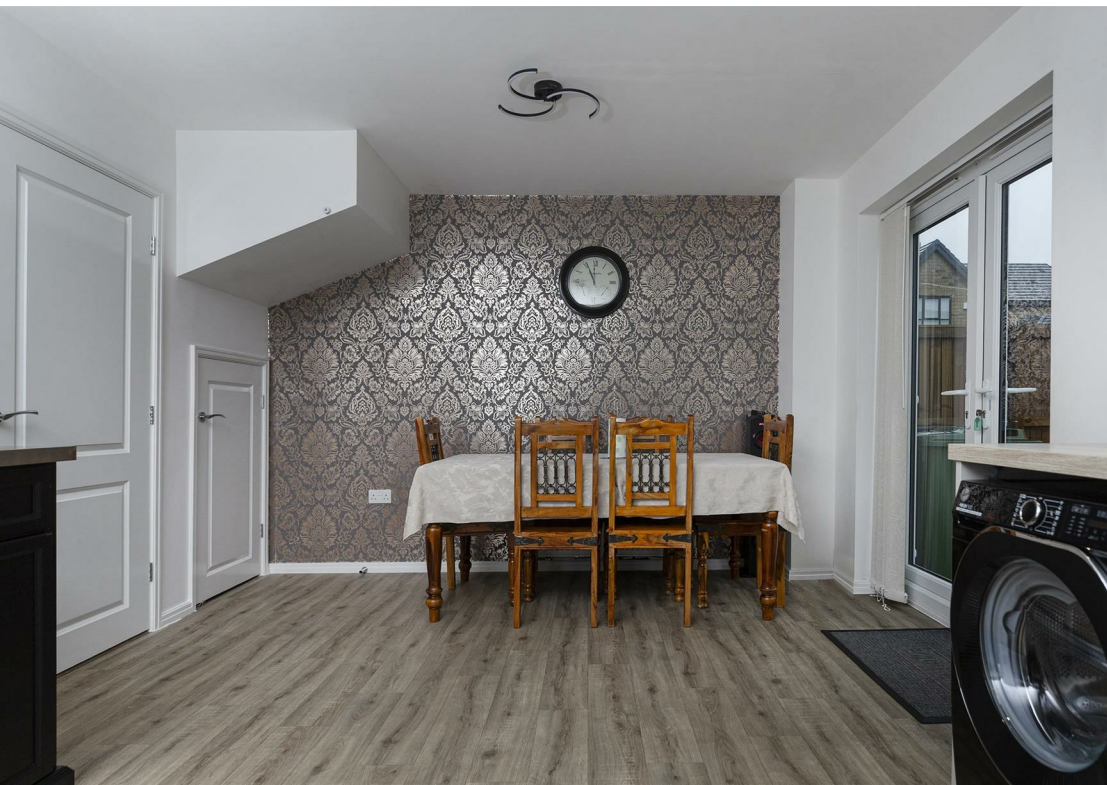
Asking Price £260,000

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Situated upon the newly developed Highfield Manor constructed by reputable builder, Harron Homes, this 3 bedroom semi-detached residence occupies a pleasant cul-de-sac position. Being well proportioned throughout, this home is fitted with an array of modern features to include a contemporary kitchen design and modern bathroom suites. Being of particular interest to the first time buyer or young and growing family, this home offers low maintenance rear garden together with driveway to the front of the property. Being nestled in the popular village of Fixby it is particularly ideal for access to Huddersfield and Halifax centres together with being ideal for the M62 motorway corridor. This property is immaculately presented throughout and requires an internal inspection to be appreciated. The accommodation comprises an entrance hall, WC, lounge, dining kitchen, first floor landing, 3 bedrooms and house bathroom.

Energy Rating: B





GROUND FLOOR:

Entrance Hall

Accessed via a double glazed door into the entrance hall where there is a central heating radiator and stairs elevate to the first floor.

Lounge

14'4" x 9'7" (4.37m x 2.92m)

A nice cosy space located to the front of the property and benefitting from a uPVC double glazed window and central heating radiator.

Cloakroom/WC

Comprising of a low flush WC with push to flush, wall hung wash hand basin with semi-pedestal and monobloc mixer tap, together with a central heating radiator and extractor fan.

Dining Kitchen

11'6" x 16'8" (3.51m x 5.08m)

A most spacious dining kitchen which is fitted with a range of modern wall, drawer and base units with laminate work surfaces, matching upstands and an inset 1.5 pan stainless steel sink with drainer and monobloc mixer tap. Integral appliances include a Zanussi electric oven, 4 ring induction hob, overlying extractor hood and plumbing for a washing machine and plumbing for a dishwasher. There is also a uPVC double glazed window, a central heating radiator, useful understairs store cupboard and a set of uPVC double glazed French doors lead out to the rear garden

FIRST FLOOR:

Landing

Providing access to the loft via a ceiling hatch and also being fitted with a useful storage cupboard.



Bedroom 1

9'10" x 14'2" (3.00m x 4.32m)

Enjoying a pleasant aspect overlooking the rear garden via a uPVC double glazed window. This room is also fitted with a central heating radiator and a bank of built-in wardrobes providing shelving, hanging and drawer storage space.

Bedroom 2

11'9" x 9'10" (3.58m x 3.00m)

Having a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 3

7'7" x 7'10" (2.31m x 2.39m)

Having a uPVC double glazed window to the front elevation and central heating radiator.

Bathroom

Furnished with a 3 piece suite briefly comprising of a low flush WC, pedestal wash hand basin and panelled bath with overlying electric shower and adjacent shower screen. There are tiled splashbacks, a uPVC double glazed window to the rear elevation, central heating radiator and useful store cupboard.

OUTSIDE:

To the front there is a tarmac drive which provides off road parking for 2 cars and a paved pathway leading to the front door. To the rear, the French doors from the dining kitchen lead out to an immediate paved area. The remainder of the garden is low maintenance artificial grass with storage shed, framed in a mixture of timber fencing and walled boundaries.

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) passing through the traffic lights at Hillhouse and Fartown Bar. On reaching Mumbai Spice on your left, turn left into Lightridge Road and continue up the hill. Take a left turn onto Gernhill Avenue and turning immediately right into the new road - Highfield Road. Follow the lane to the left and to its conclusion bearing slightly right and the property can be found, clearly identified by the Bramleys for sale board in the window.

TENURE:

The vendor informs us that the property is Freehold and the property transaction completed on 27/10/2021. As there are parts of the site still under development, the title has not yet been split from the main section of land. However, this will be undertaken on completion of a new sale.

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:

C

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.

SHARED OWNERSHIP:

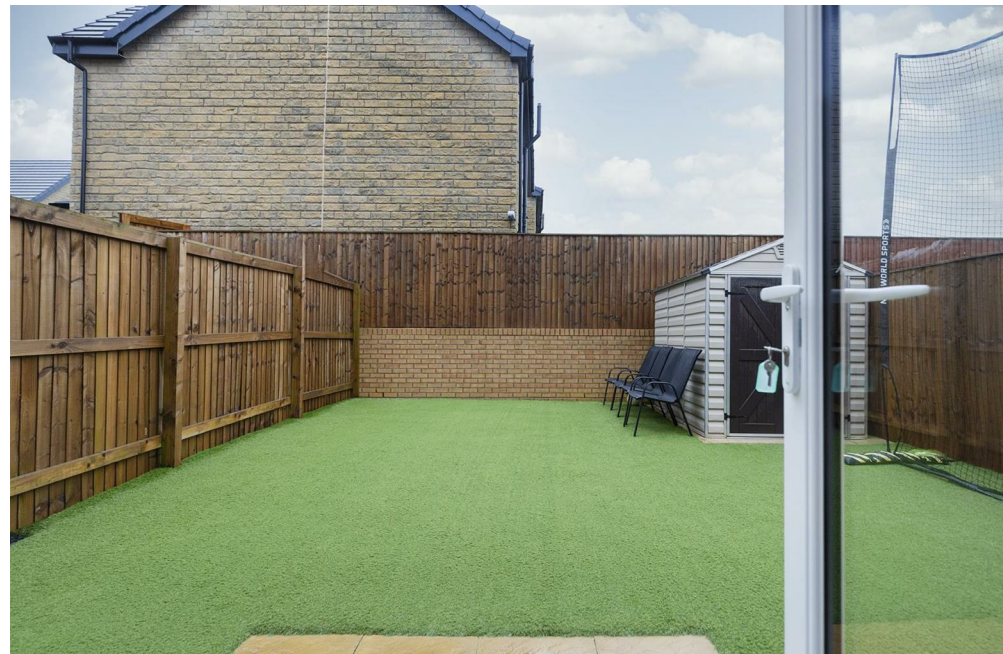
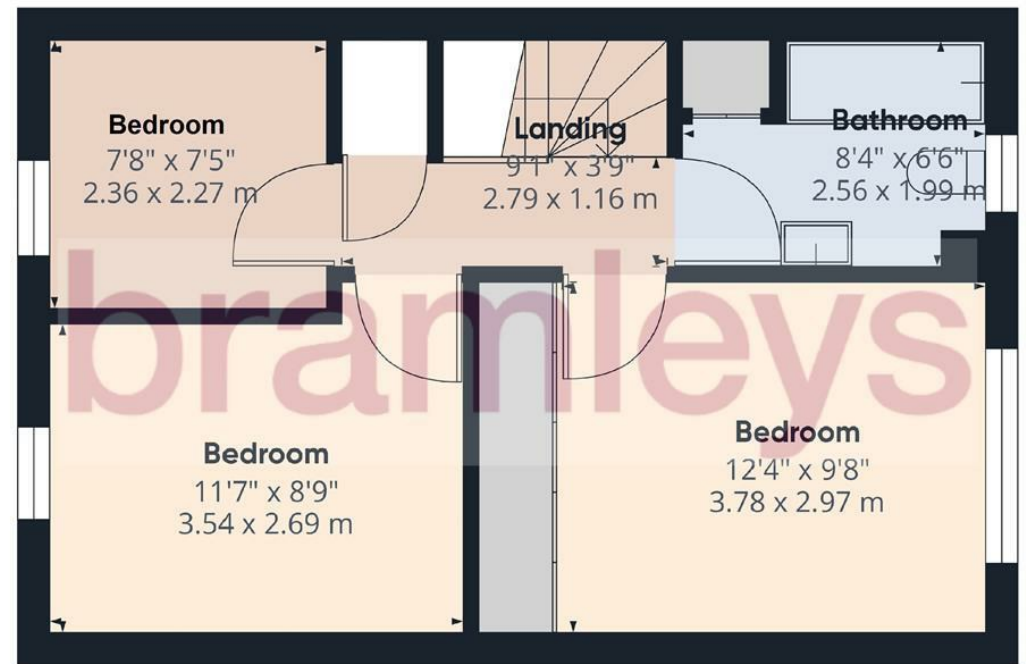
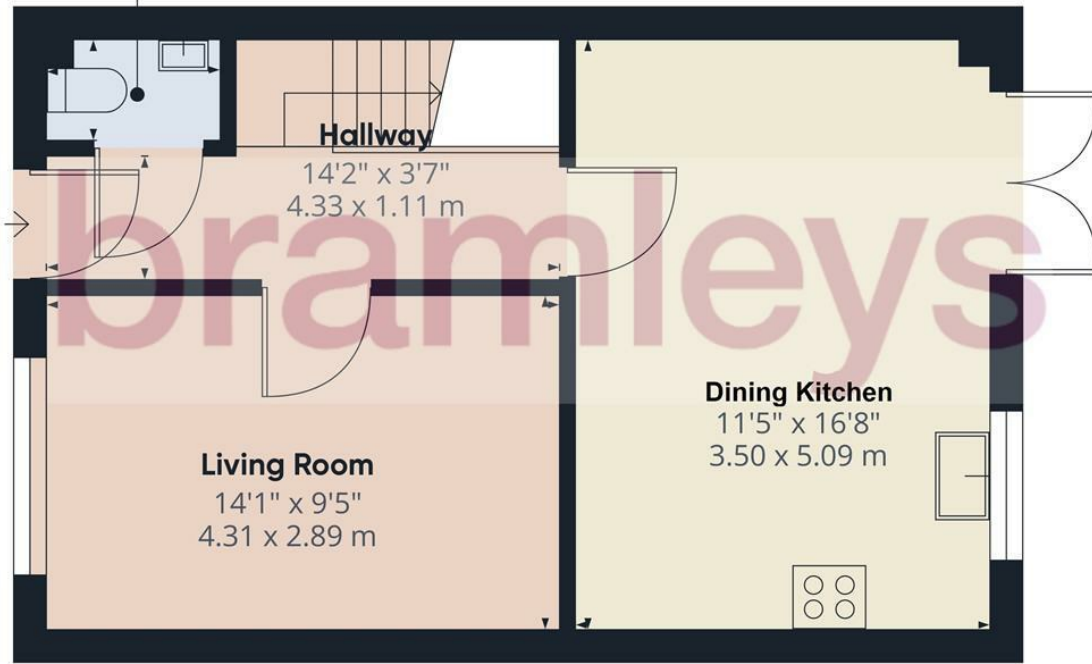
The property is being sold as a 100% share, however there is the option to purchase a 50% share in the property, with the other 50% held by Yorkshire Housing. In order to be eligible to purchase the property under their T&C's each prospective purchaser will need to fill out an application form and submit it to Yorkshire Housing. Please note, with a 50% share the buyer would also need to pay rent to Yorkshire Housing. Rent has been advised at 1st April 2024, £318.08 pcm, covers - service charge (Buildings ins, administration, management fee, sinking/reserve fund).

PLEASE NOTE:

The property is situated on Highfield Manor which is an ongoing development. Therefore, some of the road coverings may not be finished yet and all viewers are advised to exercise caution with heavy machinery passing at the bottom of the road.



WC
5'2" x 2'9"
1.58 x 0.84 m





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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:

- 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.
- 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

