



3 Fixby Park Drive, Fixby, Huddersfield, HD2 2NN

£425,000

bramleys

Set on this spacious corner plot, in the highly desirable area of Fixby, is this 3 bedroom detached dormer bungalow. The property backs on to Huddersfield golf course and therefore benefits from a most tranquil aspect.

Situated on this residential cul-de-sac, the property has been extended from its original form by way of a conservatory to the rear. With gas fired central heating, uPVC double glazing, detached garage and parking for 3/4 vehicles. The property must be viewed internally to truly appreciate the outstanding position, quality of accommodation and peaceful rear aspect.

Energy Rating: D





GROUND FLOOR:

Enter the property through a uPVC external door with matching side panels.

Entrance Hall

Fitted with a central heating radiator, built-in understairs store cupboard and an access door into the lounge.

Lounge/Dining Room

18'0" x 27'0" max / 18'0" min (5.49m x 8.23m max / 5.49m min)

This most spacious open plan lounge/dining room is fitted with a uPVC double glazed window to the front, 3 central heating radiators and a set of uPVC sliding patio doors which give access to the conservatory.

Conservatory

15'0" x 7'3" (4.57m x 2.21m)

Peacefully situated to the rear and taking full advantage of the wooded rear aspect across the gardens and on to Huddersfield golf course.



Utility

7'4" x 3'4" (2.24m x 1.02m)

With base and wall cupboards, inset stainless steel sink unit, plumbing for a washing machine, uPVC double glazed window, fully tiled floor and part tiled walls.

Breakfast Kitchen

11'9" x 10'10" (3.58m x 3.30m)

With a range of wall and base units with laminated work surfaces, inset stainless steel sink with side drainer and mixer tap, gas cooker point with overhead extractor fan, uPVC double glazed window, central heating radiator, uPVC double glazed window and external door.

Bedroom 2

12'1" x 11'7" inc robes (3.68m x 3.53m inc robes)

Fitted with a comprehensive range of furniture including 8 door wardrobes with hanging and shelving facilities, fitted drawer units, centre knee hole dressing table with drawers either side and bedside cabinets. There is also a central heating radiator and uPVC double glazed window.



Bathroom

Being fully tiled to the walls and furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin and panelled bath with overhead shower. There is a ladder style radiator and uPVC double glazed window.

FIRST FLOOR:

Galleried Landing

With a range of built-in linen cupboards.

Master Bedroom

11'2" max x 10'0" including wardrobes (3.40m max x 3.05m including wardrobes)

Fitted with 3 door wardrobes, central heating radiator and PVC double glazed window with views towards Huddersfield golf course.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and full tiled shower cubicle. There is a central heating radiator and 2 eaves storage cupboards.

Bedroom 3

11'4" x 10'10" max (3.45m x 3.30m max)

Having a central heating radiator and uPVC double glazed window to the rear which overlooks the adjacent golf course.

OUTSIDE:

To the front of the property there is a shaped lawned garden with mature flowerbed borders, mature shrubs and evergreens. A side driveway provides parking for 4/5 vehicles and gives access to the detached garage. To the rear of the property there is a generous sized garden which comprise of a flagged patio, shaped lawns and mature borders. The rear garden adjoins woodland and Huddersfield golf course

Garage

With up and over door, power/light points, a private side access door and a pitched roof which provides additional 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:

Leave Huddersfield via St Johns Road continuing straight at the traffic lights onto Wheathouse Road. Continue along this road until it's conclusion taking a right hand turning onto Halifax Old Road. Take a left hand turning into Cowcliffe Hill Road and proceed along this road taking a left hand turning into North Cross Road which becomes Fixby Park Drive, continue to the head of the cul-de-sac where the property can be found identified by a Bramleys for sale board.

TENURE:

Main house and majority of garden is Leasehold - Term: 999 years from 1 May 1957 / Rent : £8 per annum

Please note, there is a triangular section of the garden which is on a separate lease, we informed this is approximately £100 per annum.

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

D

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.

PLEASE NOTE:

A small section of the rear garden is leased from Thornhill Estates for approximately £100 per annum.

We would advise all prospective purchasers to make their own enquiries regarding transferring the lease on completion to any new owner.

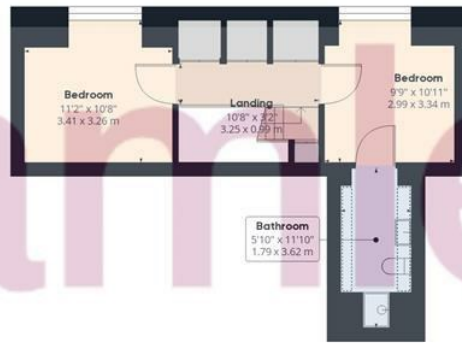




bramleys



Floor 0



Floor 1

Approximate total area⁽¹⁾

1351.46 ft²

125.55 m²

Reduced headroom

13.12 ft²

1.22 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	56	74
England & Wales	EU Directive 2002/91/EC	