



17 Netheroyd Hill Road, Fixby, Huddersfield, HD2 2LW
£310,000

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NO UPPER CHAIN

Offered for sale is this modern semi detached dormer bungalow. Offering spacious open plan living to the ground floor, the property has 3 good sized bedrooms and 2 reception rooms which are open plan and lead through to the modern kitchen.

Externally to the front, the property has a driveway which provides ample off road parking, together with a generous rear garden ideal for those who like to entertain.

Situated in the popular and sought after area of Fixby, the property has readily available access to Huddersfield town centre, the M62 motorway network and Brighouse town centre also. Making it an ideal property for those who are looking to commute to the nearby trading centres of West Yorkshire and East Lancashire.

An internal viewing is highly recommended to appreciate the size, position and quality this property has to offer.

Energy Rating: D





GROUND FLOOR

Enter the property via a uPVC double glazed door.

Entrance Hall

Fitted with a central heating radiator.

Cloakroom/WC

Furnished with a 2 piece suit comprising of a concealed flush WC and wash hand basin. There is also tiling to the splashbacks.

Lounge

14'0" to the bay x 13'7" (4.27m to the bay x 4.14m)

A spacious open plan reception room which is fitted with a uPVC double glazed bay window to the front elevation. This room also has twin, circular double glazed windows, to the side elevation which are set to either side of the log effect living flame fire.

Dining Room

21'6" x 13'6" max (6.55m x 4.11m max)

Enjoying natural light throughout via a uPVC double glazed window to the side elevation and having French doors leading out to the rear gardens. This well proportioned reception room also has 3 central heating radiators and stairs leading up to the first floor landing.

Dining Kitchen

19'0" x 10'3" (5.79m x 3.12m)

Fitted with a range of matching gloss fronted wall, drawer and base units with granite work surfaces and upstands, there is an inset 1.5 bowl sink unit with mixer taps, waste disposal and granite drainer. Integral appliances include a 4 ring induction hob with extractor hood over, split level oven and grill, microwave, dishwasher and two integral fridges. There is also a central heating radiator, uPVC double glazed French doors to the rear elevation and a door leading to the utility.

Utility Room

7'5" x 7'3" (2.26m x 2.21m)

Having plumbing for an automated washing machine and a uPVC double glazed window to the side elevation. The utility room also houses the boiler.

Bedroom 1

14'8" to the bay x 14'3" max inc wardrobes (4.47m to the bay x 4.34m max inc wardrobes)

Having fitted wardrobes with mirrored sliding doors, a uPVC double glazed bay window to the front elevation and a door leading to the en suite bathroom.

En suite Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, vanity unit wash hand basin, corner bath and walk-in shower cubicle. There is also a ladder style radiator and tiling to the full ceiling height.

FIRST FLOOR LANDING

The staircase is fitted with a brushed chrome and glazed balustrade. Also having under eaves storage cupboards and a Velux window to the rear elevation.

Bedroom 2

11'0" x 9'3" plus robes (3.35m x 2.82m plus robes)

Having fitted wardrobes with hanging and shelving, a central heating radiator and a Velux window to the rear elevation.

Bedroom 3

10'9" x 8'8" (3.28m x 2.64m)

Having a central heating radiator, uPVC double glazed window to the side elevation, wall mounted heater and doors leading to the walk-in eaves storage cupboard.

Shower Room

Furnished with a 3 piece suit comprising of a low flush WC, wash hand basin and walk-in shower cubicle with shower head attachment.

OUTSIDE

To the front of the property, there is a drive which provides space for multiple vehicles, extending to the side of the property to the double detached garage.

To the rear, there is a flagged patio area, ideal for alfresco dining, garden laid predominantly to lawn and a further patio area at its conclusion.

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.

TENURE:

Freehold

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.**

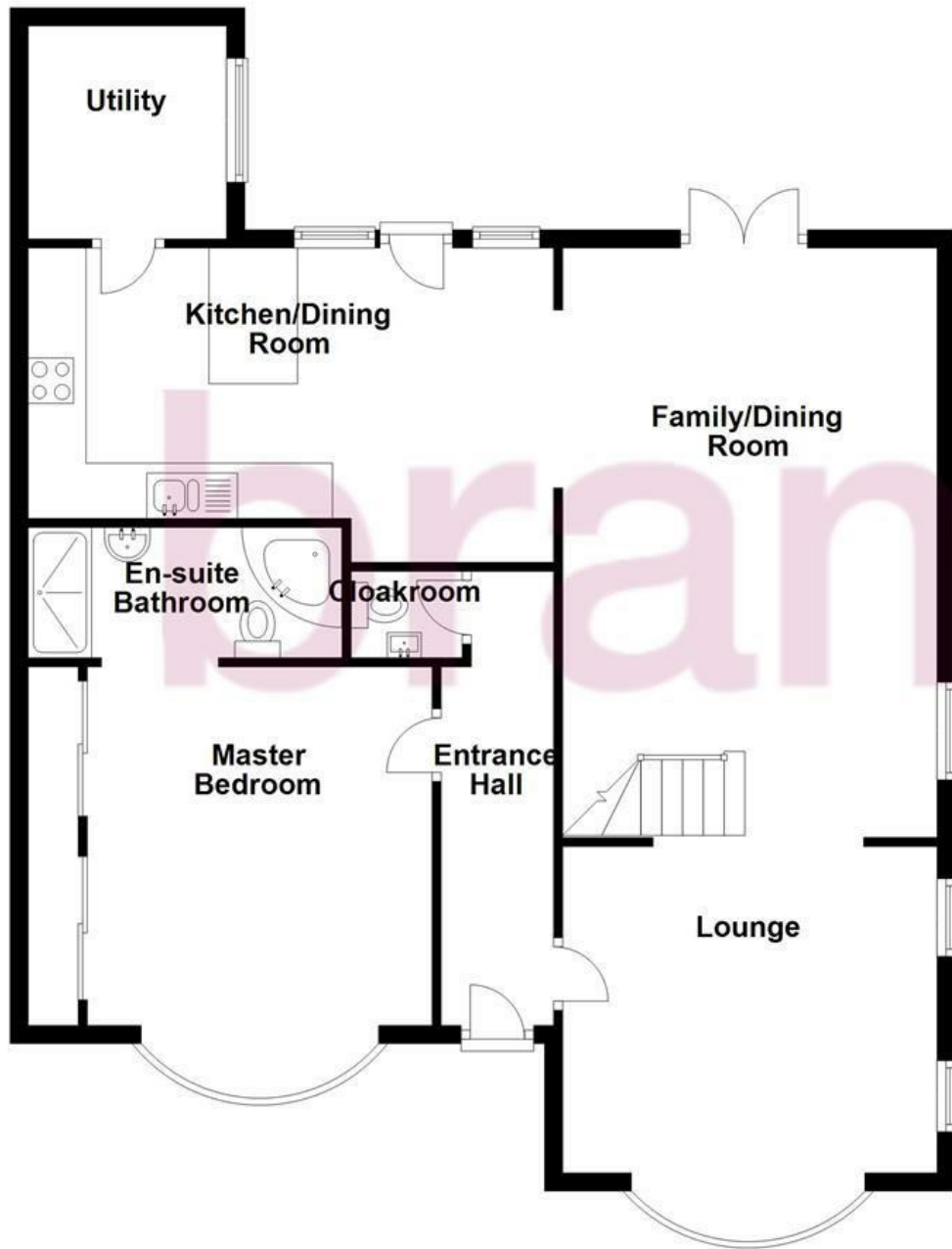
ONLINE CONVEYANCING SERVICES:

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.

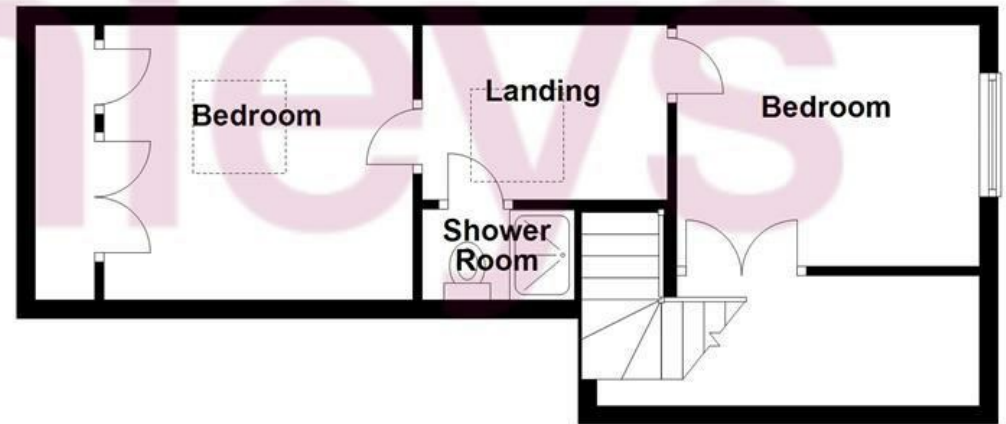


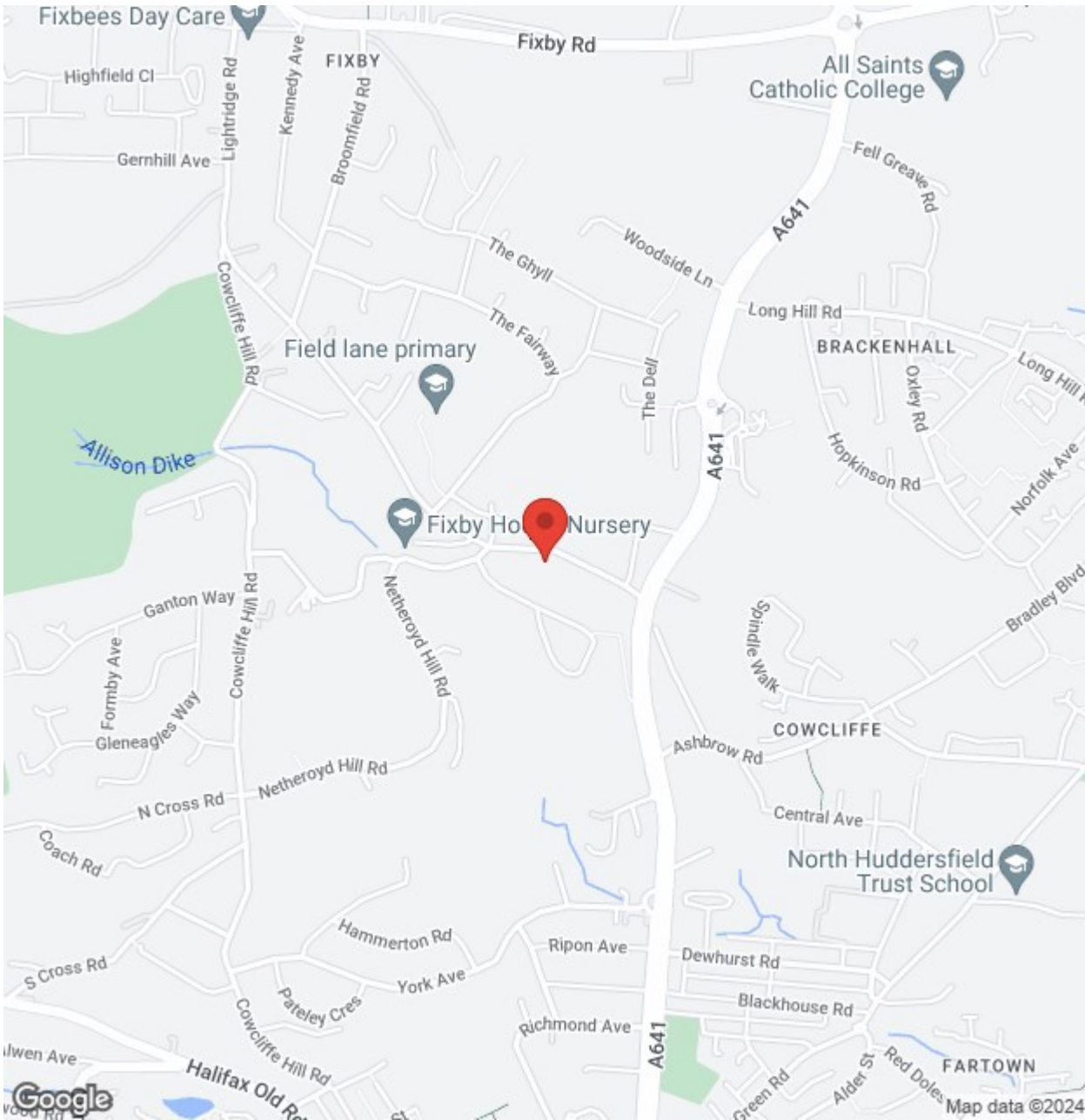


Ground Floor



First Floor





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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	