



65 Lightridge Road, Fixby, Huddersfield, HD2 2HF

£675,000

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This lovely detached property is set back from the roadside, behind a large gated driveway, enjoying southerly views to the rear. Having ample off road parking, a detached double garage and landscaped private gardens, ideal for a growing family. Having accommodation comprising: entrance hall with minstrel gallery above, WC, lounge, study, dining room, kitchen, utility, 4 bedrooms, en-suite to master bed and house bathroom. Located approximately 2 miles from Huddersfield town centre, equidistant to Junctions 24 & 25 of the M62 motorway network and handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

Energy Rating: D





## GROUND FLOOR:

### Open Porch

With canopy to the front and giving access to the hallway.

### Entrance Hall

A solid wood door gives access to this welcoming hallway, the main feature being the double height ceiling and minstrel gallery above. There is a large double built-in cloaks cupboard, staircase with useful under stair storage cupboard and doors leading to the living accommodation.

### Study

9'8" x 8'8" (2.95m x 2.64m)

Having oak flooring, a central heating radiator and uPVC double glazed window.

### Lounge

20'4" x 13'1" (6.20m x 3.99m)

A good size reception room enjoying views over the garden. This room has a wall mounted

electric fire, 2 central heating radiators, a uPVC double glazed window and French doors to the sun terrace.

### Dining Room/Sitting Room

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

Having a central heating radiator and uPVC double glazed window.

### Cloakroom/WC

Having part tiled walls, chrome ladder style radiator, WC, hand wash basin and a uPVC double glazed window.

### Kitchen

17'3" x 13'6" max (5.26m x 4.11m max)

The kitchen has an extensive range of wall and base units with granite work surfaces over, integrated appliances include double oven, gas hob, dishwasher, refrigerator and freezer. Also having a sink unit, Amtico flooring, a central heating radiator, uPVC double glazed window and access to the utility.



### Utility Room

10'11" x 6'10" (3.33m x 2.08m)

An essential part of any family home, this utility has additional wall and base units with sink, space and plumbing for a washing machine and dryer, tiled flooring, uPVC double glazed window and external door.

### FIRST FLOOR:

#### Minstrel Gallery

Having a feature port hole window and large Velux window which lets in plenty of natural light. There is a built in airing cupboard, built in cylinder cupboard, wall light points and a central heating radiator.

#### Master Bedroom

20'4" x 13'1" (6.20m x 3.99m)

This large double room has an extensive range of fitted robes, dressing table and matching drawers. There are 2 central heating radiators, access to the loft and 2 uPVC double glazed windows.

#### En suite Shower Room

Having under floor heating, uPVC double glazed window and quality suite comprising vanity unit with sink and wc, fitted storage cupboards and large walk in shower.

#### Bedroom 2

11'9" x 9'6" (3.58m x 2.90m)

A double room with a central heating radiator and uPVC double glazed window.

#### Bedroom 3

11'8" x 9'6" (3.56m x 2.90m)

Another double room with a central heating radiator and uPVC double glazed window.

#### Bedroom 4

11'4" plus door recess x 9'6" (3.45m plus door recess x 2.90m)

Having fitted robes with sliding mirrored door fronts, a central heating radiator and a uPVC double glazed window.

#### Bathroom

The bathroom has tiled flooring, a chrome ladder style radiator, vanity sink and WC with fitted storage, corner bath with mixer tap, separate shower enclosure, part tiled walls, feature window and part tiled walls.

#### OUTSIDE:

Double gates give access to the block paved driveway which provides off road parking for a number of vehicles and leads to the detached double garage. Gated pathways to the side lead to the rear garden which has a large paved sun terrace, stone pillars and wrought iron railings. There are shaped lawns, large rockery, mature trees and a range of planted beds. A large fish pond with dwarf wall and railings provides a relaxing water feature and there is a bbq, greenhouse and shed.

#### Double Garage

18'0" x 17'9" (5.49m x 5.41m)

With internal power, remote control electric door and side personal door.

#### 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 through the traffic lights at Hill House and Fartown Bar.

Continue along the main road taking the left hand turning into Netheroyd Hill Road Proceed on this road which continues onto Lightridge Road. The property can be found on the left hand side.

#### TENURE:

Freehold

#### 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.

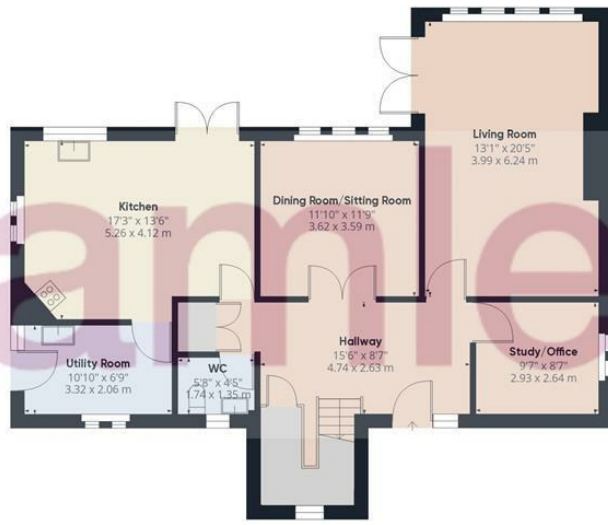
#### ONLINE CONVEYANCING SERVICES:

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.





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Approximate total area<sup>m</sup>  
 1896.39 ft<sup>2</sup>  
 176.18 m<sup>2</sup>  
 Reduced headroom  
 7.21 ft<sup>2</sup>  
 0.67 m<sup>2</sup>

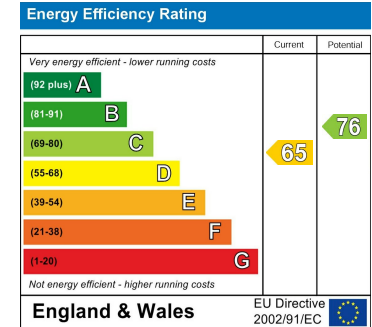
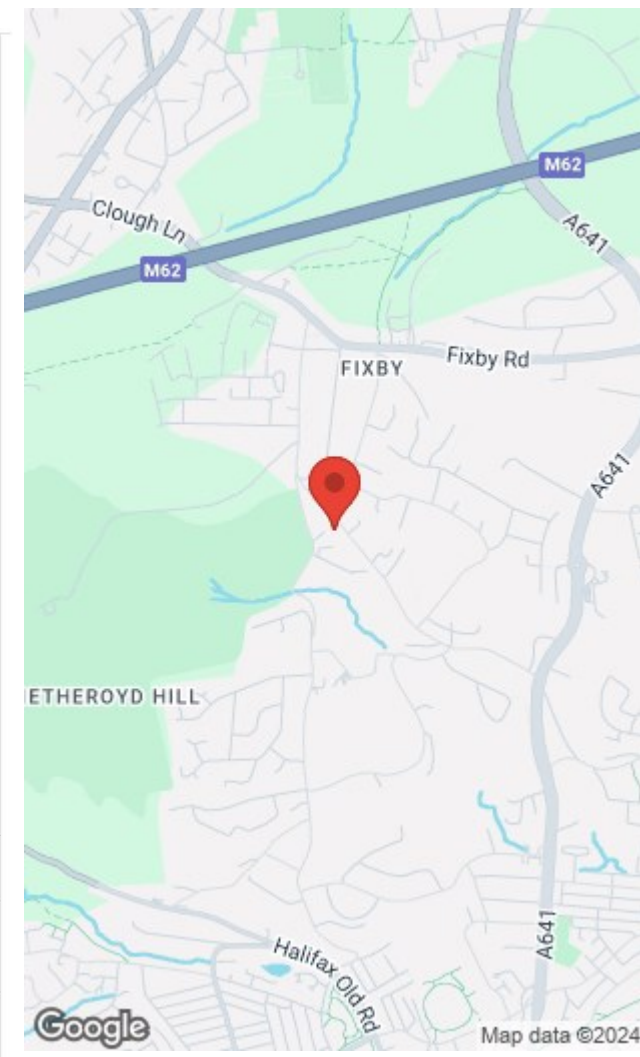
(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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

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