



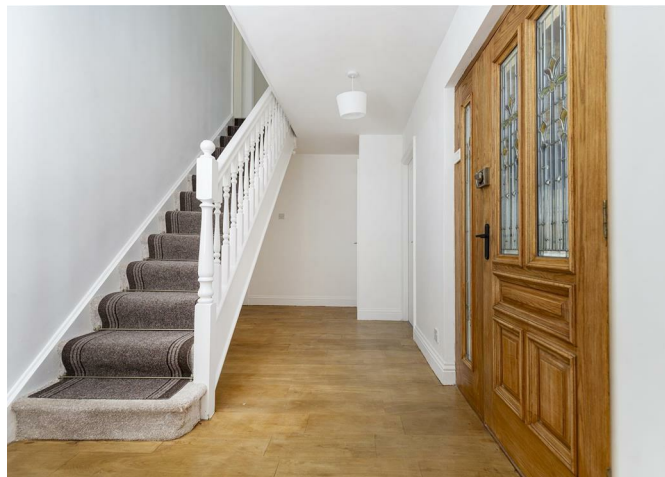
23 The Fairway, Fixby, Huddersfield, HD2 2HU

Asking Price £575,000

bramleys

PART EXCHANGE considered for potential buyers up to £350,000. This superb 5 bedroomed stone built detached property is situated on an extensive plot in the highly sought after residential location of Fixby. Being offered for sale with vacant possession upon legal completion, the property boasts 5 good sized bedrooms with ensuite facilities to the master bedroom and additional house bathroom, together with 3 spacious reception rooms and dining kitchen to the ground floor. The property is further enhanced by an integral double garage in addition to a driveway providing off-road parking for 2/3 vehicles along with having spacious gardens. Featuring modern fitted kitchen and bathroom, the property also benefits from gas fired central heating, uPVC double glazing and exterior security lighting. Only by a personal inspection can one truly appreciate the size and position of this outstanding family home.

Energy Rating: D





GROUND FLOOR:

Enter the property via a covered entrance porch into:-

Entrance Hall

Which has oak flooring, spindle rail balustraded staircase with gallery above and a built-in linen cupboard.

Cloakroom WC

Furnished with a low flush toilet and pedestal wash basin. There are also 2 uPVC double glazed windows.

Lounge

21'2" x 12'11" (6.45m x 3.94m)

A spacious through living room with 2 central heating radiators, uPVC double glazed window to the rear and bow window to the front. There is a gas and log effect living flame fire set into a stone fire surround and mantle.

Dining Room

12'7" x 10'0" (3.84m x 3.05m)

Peacefully situated to the rear of the property and having oak flooring, a central heating radiator and uPVC double glazed French doors opening out onto the rear patio.

Breakfast Room

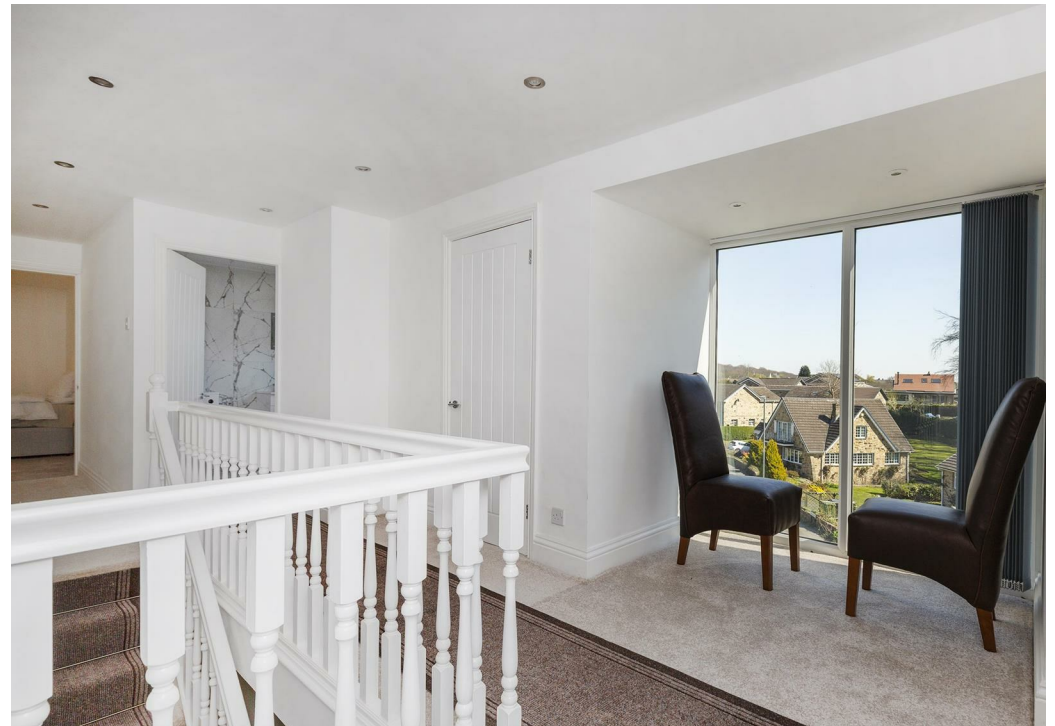
21'2" x 11'0" max (6.45m x 3.35m max)

Fitted with oak flooring, a central heating radiator and uPVC double glazed windows to both front and rear.

Dining Kitchen

21'0" x 11'6" (6.40m x 3.51m)

Comprehensively fitted with a range of matching modern floor and wall units with laminated working surfaces and an Asterite sink unit with mixer taps and side drainer. Appliances include a 4 ring gas hob with overhead extractor fan and light, split level oven and grill,





integral microwave, fridge and freezer. There is also plumbing for a dishwasher and a washing machine together with a central heating radiator, sunken LED lighting and uPVC double glazed windows to both front and rear.

FIRST FLOOR:

Landing

Having spindle rail galleried balustrades, full height uPVC double glazed picture window and a built-in walk-in linen cupboard.

Master Bedroom

13'8" x 11'5" (4.17m x 3.48m)

There is a central heating radiator and uPVC double glazed window.

Ensuite Shower Room

Fully tiled to both the floor and walls and furnished with a 3 piece white suite comprising low flush toilet, vanity wash bowl with ceramic sink with chrome mixer taps and cupboards beneath and a walk-in double width shower cubicle with rainwater head shower and additional shower hose. There is also sunken LED lighting, chrome ladder style radiator and uPVC double glazed window.

Bedroom

12'3" x 9'10" (3.73m x 3.00m)

Peacefully situated to the rear of the property and benefitting from a peaceful wooded outlook via a uPVC double glazed window and there is a central heating radiator.

Bedroom

12'10" x 10'6" (3.91m x 3.20m)

Situated to the front of the property and having uPVC double glazed window and central heating radiator.

Bedroom

12'10" x 10'5" (3.91m x 3.18m)

Peacefully situated to the rear of the property overlooking the rear gardens via a uPVC double glazed window and there is a central heating radiator.

Bedroom

11'7" max x 9'10" max (3.53m max x 3.00m max)

Situated to the rear of the property and fitted with a uPVC double glazed window and a central heating radiator.

Bathroom

Fully tiled to the floor and walls and comprising a concealed flush WC, vanity wash basin with ceramic sink unit with cupboards beneath and matte black mixer taps and a double width walk-in shower cubicle also with matte black fittings and rainwater head with additional hose. There is a uPVC double glazed window, matte black ladder style radiator and sunken LED lighting.

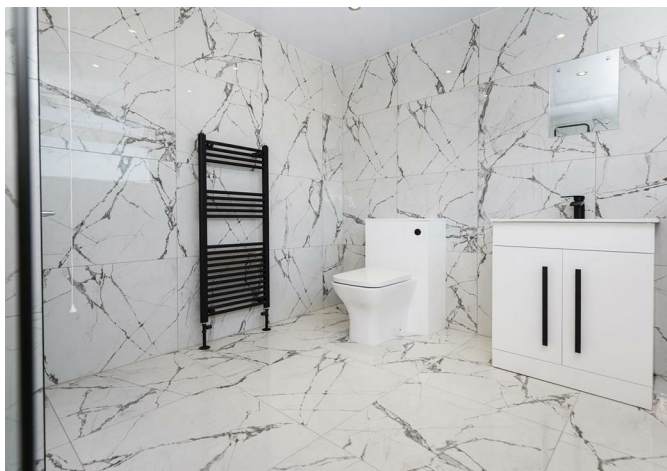
OUTSIDE:

To the rear, there is a stone flagged patio and seating area adjacent to the shaped extensive lawned gardens which are fully enclosed by timber fencing and have inset mature trees and flowerbed borders. There is also an outside water tap and security lighting. To the side of the property, there are spacious lawned gardens which are enclosed by mature borders. To the front, there is a block paved driveway and parking apron for 2/3 vehicles and leading to the integral double garage.

Double Garage

21'0" x 15'10" (6.40m x 4.83m)

Fitted with automated roller shutter door, power and light points and water tap.





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.

VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361

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 Oxford Street (A641) which will then become Bradford Road. As you approach the Mumbai Spice restaurant on the left, take the left turn onto Netheroyd Hill Road then take the second right onto The Fairway and follow the road around where the property can be found identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band F



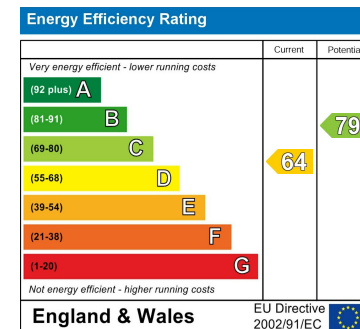




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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