



26 Kennedy Avenue, Fixby, Huddersfield, HD2 2HJ  
£400,000

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This 4/5 bedroom, semi-detached property has been extended from its original form by way of a two storey extension to the side and single storey to the rear. The property now provides a most spacious and well appointed family home. Boasting flexible living accommodation, it currently provides 4 bedroom accommodation, however the ground floor dining room could be utilised as a fifth bedroom if required for a dependant relative.

Beautifully presented throughout, with a range of high quality fixtures and fittings. The property is set onto a generous plot with extensive landscaped gardens to the rear, off road parking to the front by way of a driveway and there is also a detached storage/workshop.

Located equidistant to J.24 & J.25 of the M62 motorway network, the property is also handily positioned for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: C









## GROUND FLOOR:

Enter the property through a timber entrance door with leaded and glazed panel.

### Entrance Hall

Fitted with engineered oak flooring, ceiling coving and a central heating radiator.

### Lounge

20'8" x 11'4" (6.30m x 3.45m)

Having a gas and coal effect living flame fire which is set on a marble hearth and backdrop, with fire surround and mantel. There is ceiling coving, picture rail and a central heating radiator.

### Breakfast Kitchen

17'9" x 26'10" max (5.41m x 8.18m max)

This generous L-shaped dining kitchen is open plan and is fitted with a range of matching wall and base units with granite work surfaces and upstands. There are a range of integrated

appliances including 5 ring gas hob with overhead extractor fan and light, split level double oven and grill, dishwasher, space for an American style fridge freezer and 1.5 bowl ceramic sink unit with mixer taps and side drainer. The kitchen also has a uPVC double glazed window which overlooks the rear, sunken LED lighting, a central heating radiator and a built-in understairs storage cupboard. The dining kitchen is open plan into the dining/sitting area, where there is a set of uPVC double glazed French doors which give access to the rear garden.

### Dining Room/Bedroom 5

18'1" x 8'0" (5.51m x 2.44m)

A most spacious dining room, fitted with a central heating radiator, uPVC double glazed window and ceiling coving.

## FIRST FLOOR:

### Galleried Landing

A spindle rail balustrade staircase rises to the first floor galleried landing.





### Master Bedroom

12'1" x 11'5" (3.68m x 3.48m)

A spacious master bedroom which has a semi-circular bay window to the front with uPVC double glazing and window seat beneath. There is also a central heating radiator and ceiling coving.

### Bedroom 2

24'10" max x 8'0" (7.57m max x 2.44m)

A most spacious bedroom which has uPVC double glazed windows to both the front and rear, 2 central heating radiators and ceiling coving. There is huge potential to create an en suite bathroom, or alternatively an additional bedroom if required (subject to local authority approvals).

### Bedroom 3

11'4" x 12'5" (3.45m x 3.78m)

Peacefully situated to the rear of the property, with views across the spacious gardens. There are a bank of 5 door fitted wardrobes with hanging and shelving facilities, central heating radiator and a uPVC double glazed window.

### Bedroom 4

8'4" x 7'0" (2.54m x 2.13m)

Having a central heating radiator and uPVC double glazed window.

### Shower Room

Being part tiled to the walls and fully tiled to the floor. The shower room is furnished with a 3 piece white suite comprising of a low flush WC, wall hung vanity wash basin with chrome mixer taps and drawer units beneath, and a double width walk-in shower cubicle with rainwater head and additional hose. There is full tiling to the shower area, sunken LED lighting, a uPVC double glazed window and a graphite central heating radiator/towel rail.

### OUTSIDE:

To the front of the property there is a tarmacadam driveway with adjacent lawned gardens, mature borders, flowers, shrubs and bushes. To the rear there are spacious landscaped gardens, with shaped lawns, mature flowerbeds, shrubs, bushes and trees. There is also a water feature, pond, greenhouse, full width stone flagged patio, vegetable beds and a second flagged patio seating area.

### 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. Continue along the main road and shortly after the Ashbrow garage take a left hand turning into Netheroyd Hill Road. After passing Fixby Junior School take a right hand turning into Broomfield Road. Take a left hand turning into Kennedy Avenue and the subject property will be found on the left hand side identified by the Bramleys for sale board.

### 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.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.





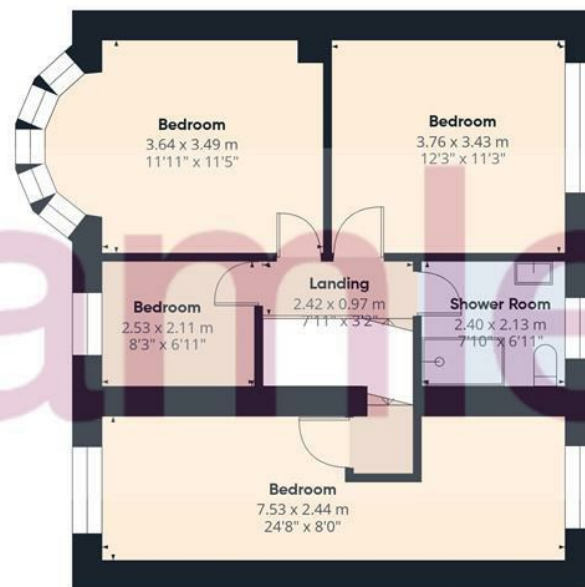








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

143.6 m<sup>2</sup>

1546 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:

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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