



RESIDENTIAL

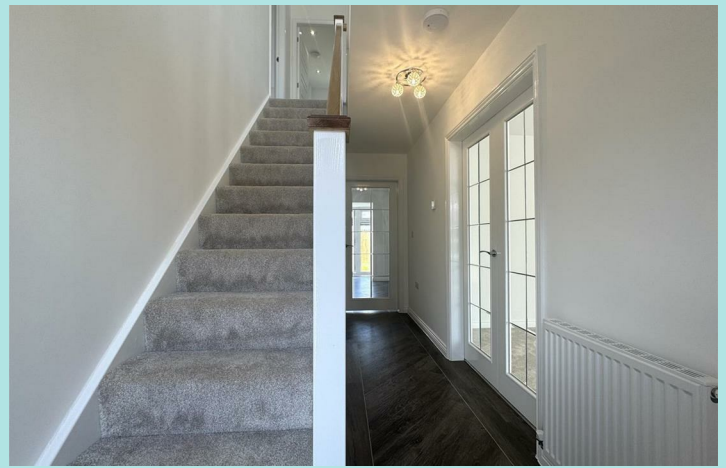


10 Manor Close

Fixby, Huddersfield, HD2 2GT

£2,000 PCM





Welcome to Victoria Heights. 10 Manor Close provides a newly built four bedroom detached home within this highly respected development of similar sized family abodes. Situated in popular north Fixby the property falls within the catchment area for a number of highly respected schools, holds excellent access to junctions 25 & 24 of the M62 motorway corridor, and enjoys pleasant surroundings including Fixby Golf Club.

Inside you can expect spacious accommodation throughout with fine fixtures and fittings, amenities to include those modern essentials such as EV charging point, freshly turfed lawns, block paved drives, Hansgrohe plumbing-ware, wi-fi central heating and integrated Zanussi kitchen appliances.

Accommodation

This four bedroom 'Tonbridge' (Harron Homes) property is centralised around modern open plan family living. Externally lawned frontage and paved drive to single integrated garage gives a professional low key entrance whilst to the rear, paved patio and large lawned garden gives safe family space for recreational activities - be it those summer BBQ's, family parties, or a tranquil space for relaxing. Double doors open into the focal open plan dining kitchen with fully integrated appliances, separate utility and WC. The main living accommodation is accessed via 10 panel glazed doors providing a degree of separation whilst retaining a light airy feel.

Upstairs the focus is on the principal suite benefiting from walk-through wardrobe area and en-suite shower room with oversize shower. The three additional bedrooms are all good large doubles served by a house bathroom to the main landing. This presents flexible living arrangements for larger families or those with home working requirements.

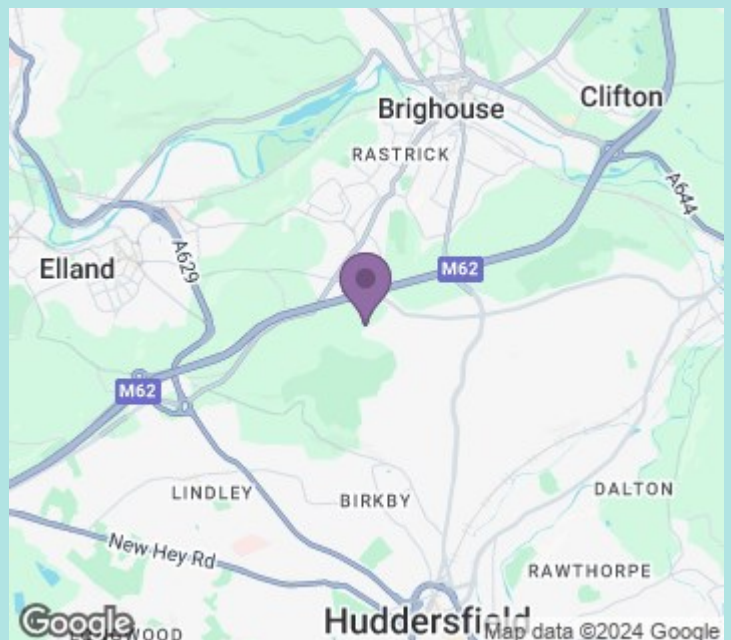
Location

Huddersfield remains a key destination desirable for a wide demographic. The market town provides its own wealth of amenities with central shopping areas, leisure complexes, retail parks, sports venues - whilst the periphery boasts rolling Pennine landscape with rural moorland, quaint villages, and recreational waterways. In respect of infrastructure - direct railway links to Leeds & Manchester mean both are accessible within 31mins. Similarly the M62 corridor ensures those travelling by private transport have easy access to Leeds/Manchester/Liverpool and beyond. North Fixby itself has a golf club, local schools and nurseries, convenience stores, and local eateries / public houses.

Council tax band: E

EPC rating: B

Deposit: £2,307



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01484 711200



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