

Peter David

Properties Ltd

Residential Sales and Lettings



511 Bradford Road

Fixby, Huddersfield, HD2 2LH

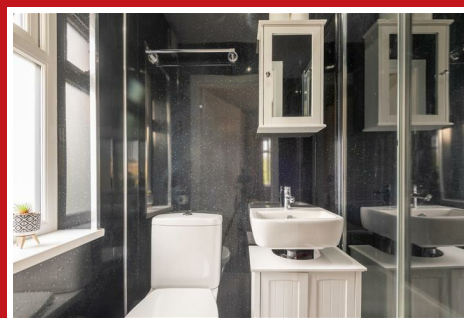
Offers in the region of £329,000



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Ground Floor -

Entrance Hallway

Enter the property via a PVCu front door into the entrance hallway. Providing access to the ground floor accommodation and stairs rise to the first floor accommodation. Benefitting from an under stairs storage cupboard providing ample storage space.

Living Room

12'7" x 11'10" (3.86 x 3.63)

A spacious and well appointed living room offering splendid views from the PVCu bay window to the front aspect. Warmed by a central heating radiator and a modern electric fireplace providing an attractive focal point.

Bedroom One

11'1" x 12'9" (3.40 x 3.89)

A generously sized double bedroom benefiting from a PVCu bay window providing views of the front garden. Access to the en-suite.

En-Suite

The en-suite comprises a walk-in shower cubicle with a glass screen, a low flush WC and wash hand basin. There is a PVCu privacy window to the side aspect.

House Bathroom

9'10" x 4'9" (3.02 x 1.45)

A modern house bathroom comprising of a L-shaped bath with a overhead shower and glass screen, a low flush WC, a wash basin and a chrome towel rail. There is a PVCu privacy window to the side aspect.

Bedroom Two

12'11" x 12'0" (3.96 x 3.68)

Previously used as a second lounge and now currently utilised as a very spacious double bedroom. Benefiting from a PVCu bay window overlooking the rear garden and an additional PVCu window to the side aspect.

Bedroom Three

11'8" x 10'9" (3.58 x 3.30)

A third double bedroom with a PVCu bay window to the side aspect.

Kitchen/Diner

15'3" x 7'8" (4.67 x 2.36)

This property boasts a superb L-shaped kitchen briefly comprising matching white gloss wall and base units, complimentary work surfaces and a stainless steel sink and drainer. There is a range cooker with extractor oven and additional space for freestanding appliances, with plumbing for a washing machine and dishwasher. A PVCu door provides access to the rear patio. There is also access to the ground floor WC.

Ground Floor WC

A useful ground floor WC comprising a low flush WC and a hand basin. The room has a PVCu privacy window to the rear aspect and plenty storage space.

First Floor -

Landing

Stairs rise to the first floor accommodation where there are two further double bedrooms. There is a useful storage cupboard situated on the landing with standing access into the eaves and further storage space.

Bedroom Four

13'1" x 9'1" (3.99 x 2.77)

A good sized attic bedroom with a fitted storage cupboard and a PVCu window to the side elevation.

Bedroom Five

14'0" x 9'6" (4.29 x 2.92)

A further attic bedroom with a PVCu dormer window overlooking the rear gardens and an additional PVCu window to the side elevation.

Exterior

To the front of the property is a generous sized rockery garden with steps leading up to the front patio area. To the rear is a private tiered garden. To the first tier is a patio area which leads up to a rockery garden. To the second tier is a large low maintenance astro turf space. To the final tier is a large gated driveway accessed via a private lane for residents only. The driveway provides off road parking for numerous cars and also benefits from a shed with electrics.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating

travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



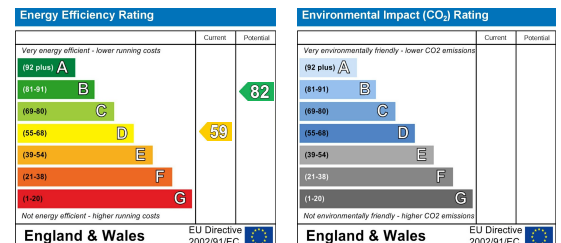
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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