

Peter David

Properties Ltd

Residential Sales and Lettings



8 Lightridge Close

Fixby, Huddersfield, HD2 2HW

Asking price £625,000



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Entrance Porch

Enter this unique property via a PVCu door with privacy window to the side. Featuring exposed stone work to two sides, coir matting and a solid oak door with glass inset leading into the hallway.

Entrance Hallway

A spacious L-shaped hallway with a pale grey carpet running throughout the property. Access to all rooms and benefiting from a cloakroom and storage cupboard.

Living Room

This large living room runs the full width of the house and has a modern marble wall mounted gas living flame fire making an ideal focal point. There are contemporary wall lights and a PVCu bay window providing plenty of natural light and stunning views across to Fixby Golf Club. Double doors with windows to the side take you into the conservatory.

Conservatory

To the rear is the conservatory with vinyl flooring, feature exposed stone wall and PVCu windows and door overlooking the landscaped rear garden, a truly wonderful place to relax.

Kitchen

The hub of the house is this LUXURY fitted kitchen with vinyl flooring, matching wall and base units, Silkstone marble worksurfaces and contemporary lighting. Integrated appliances comprise of: an eye level double electric oven, an induction hob with a glass splashback, an extractor, a dishwasher, a washing/drying machine, a fridge freezer and an inset stainless steel sink sitting under a PVCu window overlooking the spectacular rear garden. Taking pride of place is an island with underneath storage and seating for four people. There is a modern vertical radiator and wall attachments for a TV. A PVCu door leads out to the rear garden.

WC

A separate WC with vinyl flooring. Comprising of WC, wash basin with tiled splashback and benefiting from a mirror and glass shelf. A wooden double glazed privacy window to front.

Master Bedroom

To the rear of the property is the spacious master bedroom with PVCu window to rear aspect. Access to the en-suite.

En-Suite

A modern luxury ensuite with vinyl flooring and tiled effect shower board panelling. Comprising of: WC, wash basin with vanity unit and a large walk in shower with a glass sliding door and GROHE shower attachment. Benefiting from an illuminated mirror.

Bedroom Two

To the front of the property is the second double bedroom with PVCu window to front aspect.

Bedroom Three

A third double bedroom with PVCu window to rear aspect. This room could be used for a variety of purposes, i.e. an office, a snug, a playroom or a dining room.

Bedroom Four

A fourth double bedroom with PVCu window to front aspect.

House Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of a concealed cistern WC, an inset wash basin with vanity unit, a large walk in shower with glass panel, glass door and a GROHE shower attachment. Benefiting from a chrome towel rail and PVCu privacy window to side aspect.

Exterior

To the rear of the property is this large LANDSCAPED garden featuring a rose garden, a rockery, mature trees and shrubs

and a lawn providing walkways and seating areas, an ideal place to entertain or for children to explore. There is access to the front down both sides of the property. To the front is a further garden again with mature trees and shrubs, a lawn and a tarmac driveway (parking for 4/5 cars) leading to a LARGE double garage with electric roller door, lighting and a further room housing the boiler, electrics and plumbing for a washing machine. Steps lead up to the front door and an elevated patio area with splendid views.

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



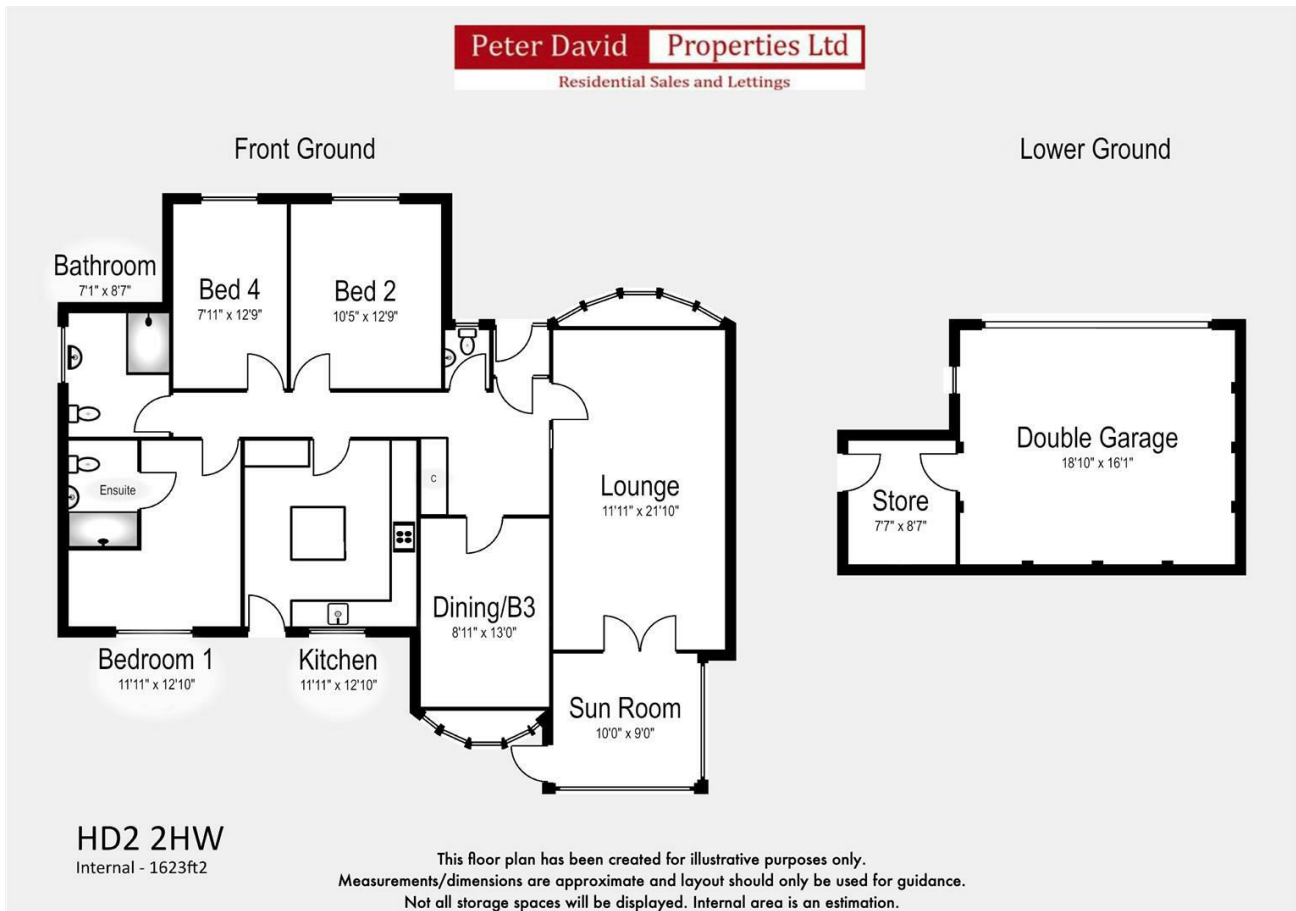
Hybrid Map



Terrain Map



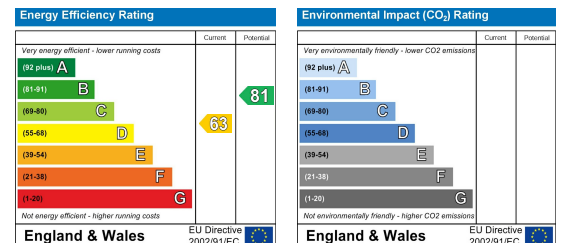
Floor Plan



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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