

Peter David

Properties Ltd

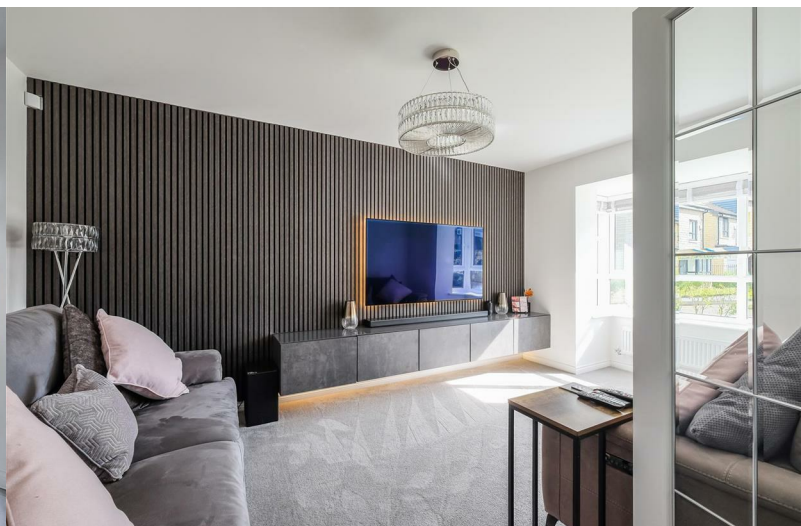
Residential Sales and Lettings



2 Manor Close

Fixby, Huddersfield, HD2 2GT

Offers in the region of £435,000



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Entrance Hallway

Enter the property through the composite front door into a spacious entrance hallway, Classic double glass doors open into a luxurious lounge, grey ceramic tiled flooring seamlessly transitions into the kitchen/diner. Ascend the stairs, adorned with a luxury grey carpet, to reach the first-floor accommodation. Access to the garage through an integral door.

Living Room

A well-appointed living room featuring a luxurious grey carpet, feature panelled wall and media unit, the OLED, soundbar and surround system can be included at an additional cost. PVCu bay window that overlooks the front garden.

Kitchen/Diner

Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting white hi-gloss matching wall and base units, a laminate work surface, and a 1.5 stainless steel sink and drainer. Integrated appliances comprise of: a four ring gas hob, an electric oven, and an extractor fan. There is also a dishwasher and a fridge freezer. The space is flooded with light from the PVCu window and the stylish PVCu French doors that open out onto the rear garden perfect for entertaining on warm summer evenings. The kitchen provides access to the utility room.

Utility

A useful utility room with white hi-gloss matching wall and base units, laminate worksurfaces and grey tiled flooring flowing through from the kitchen. There is an integrated washing machine and one free standing space for a dryer. A composite door leads out into the rear garden. Access to the WC.

Groundfloor WC

A partially tiled ground-floor WC with a wash basin and a WC. Grey floor tiles flow through from the utility.

Landing

Ascend to the first-floor accommodation to the bright and airy landing, where a luxurious grey carpet extends into all four double bedrooms. A PVCu window to the side elevation allows ample natural light to illuminate the space. The landing provides access to the loft which has electrics and power.

Master Bedroom

An impressive well appointed master suite, featuring a separate dressing area with Hammonds fitted wardrobes featuring sliding mirrored doors adding a touch of elegance. Enjoy access to the en-suite. There is a PVCu window to the rear providing views over the rear garden.

En-suite

A partially tiled en-suite with grey tiled flooring comprising of a WC, a wash basin and a shower unit with glass doors. There is a PVCu window to the rear elevation.

Bedroom Two

A second double bedroom with an abundance of space. There is a PVCu window to the front elevation.

Bedroom Three

A third double bedroom set to the rear of the property with a PVCu window to the front elevation.

Bedroom Four

A fourth double bedroom set to the rear of the property with a PVCu window overlooking the rear garden.

House Bathroom

Step into an aesthetically pleasing house bathroom adorned with grey tiles gracing both the walls and floor. This sophisticated space features a WC, a wash basin, a bath,

and a separate shower cubicle with sleek glass doors. Natural light pours in through the PVCu window to the front elevation.

Exterior

To the front of the property is a attractive block paved driveway (providing off road parking for two cars) leading to a single integral garage. The garage benefits from power, lighting and an electric car charging point. Additionally, there is a well-maintained lawn. To the rear is a well-manicured lawn and patio area surround by a timber fence.

Victoria Heights

Victoria Heights is an exciting new community of 4 & 5 bedroom homes in the popular suburb of Fixby, which lies to the north of Huddersfield. This really is the perfect place to call home for families and professionals alike. Homes at this eagerly anticipated development include a new contemporary look with an enhanced specification, sure to surpass your expectations.

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



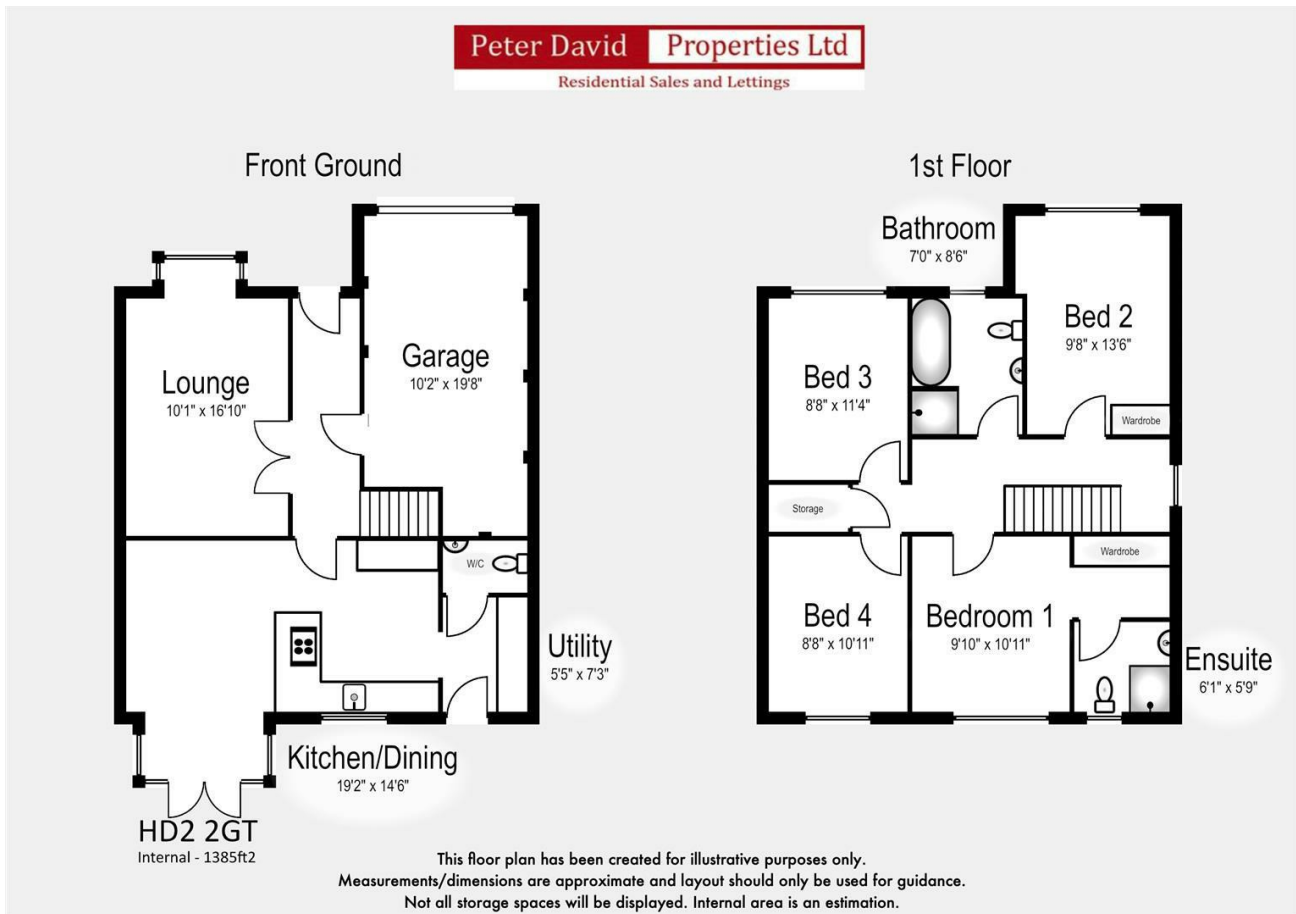
Hybrid Map



Terrain Map



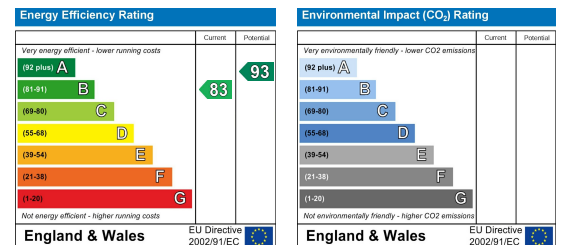
Floor Plan



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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