

Peter David

Properties Ltd

Residential Sales and Lettings



1 Dorchester Road

Fixby, Huddersfield, HD2 2JZ

Offers in the region of £690,000



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Entrance Hallway

Enter the property through a solid wood door into an impressive entrance hallway with PVCu privacy windows to each side. Carpet flows throughout the first floor and access is provided to the living room, dining room, WC and Kitchen/diner.

Ground Floor WC

A partially tiled ground floor WC with laminate flooring. Comprising of; a WC, a wash basin and a PVCu privacy window to the front.

Living Room

A spacious living room situated to the front of the property benefitting from a gas fire on a marble hearth taking pride of place and a large PVCu bay window allowing plenty of natural light to flow through.

Dining Room

A second spacious reception room, utilised as a dining room. Benefitting from a gas fire on a marble hearth and two PVCu windows to the side aspect. French doors lead into the conservatory.

Conservatory

A large conservatory to the rear of the property. Benefitting from laminate flooring. PVCu patio doors lead out to the garden.

Kitchen

The kitchen is set to the rear of the property comprising of matching wall and base units, granite work surfaces, tiled splash-backs and a stainless steel sink and drainer. Integrated appliances include an double electric oven with grill, a five ring gas hob and an extractor. PVCu window overlooking the rear garden.

Utility

To the side of the kitchen is this useful utility and storage room.

Integrated Garage

Landing

Carpeted stairs rise to the landing with access to all bedrooms and the house bathrooms.

Bedroom One

An exceptionally large double bedroom with two PVCu windows, one to the front and one to the side elevation.

Bedroom Two

A second double bedroom with two PVCu windows, one to the side and one to the rear elevation.

Bedroom Three

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

Bedroom Four

A fourth double bedroom benefitting from fitted wardrobes. PVCu window to the side aspect.

Bedroom Five

A single bedroom with a PVCu window to the front.

House Bathroom

A fully tiled house bathroom with laminate flooring. Comprising of ; a WC, an inset wash basin, bath with overhead shower and glass screen. Benefitting from a chrome towel rail and a PVCu privacy window to the rear elevation.

Second House Bathroom

A partially tiled second house bathroom with tiled flooring. Comprising of; a WC, a wash basin, a bidet and a corner shower. Benefitting from a chrome towel rail and a PVCu privacy window to rear elevation.

Exterior

To the rear of the property is this large landscaped garden featuring a lawn providing walkways and patio 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 with parking for 4/5 cars leading to a double detached garage and a single integrated garage.

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



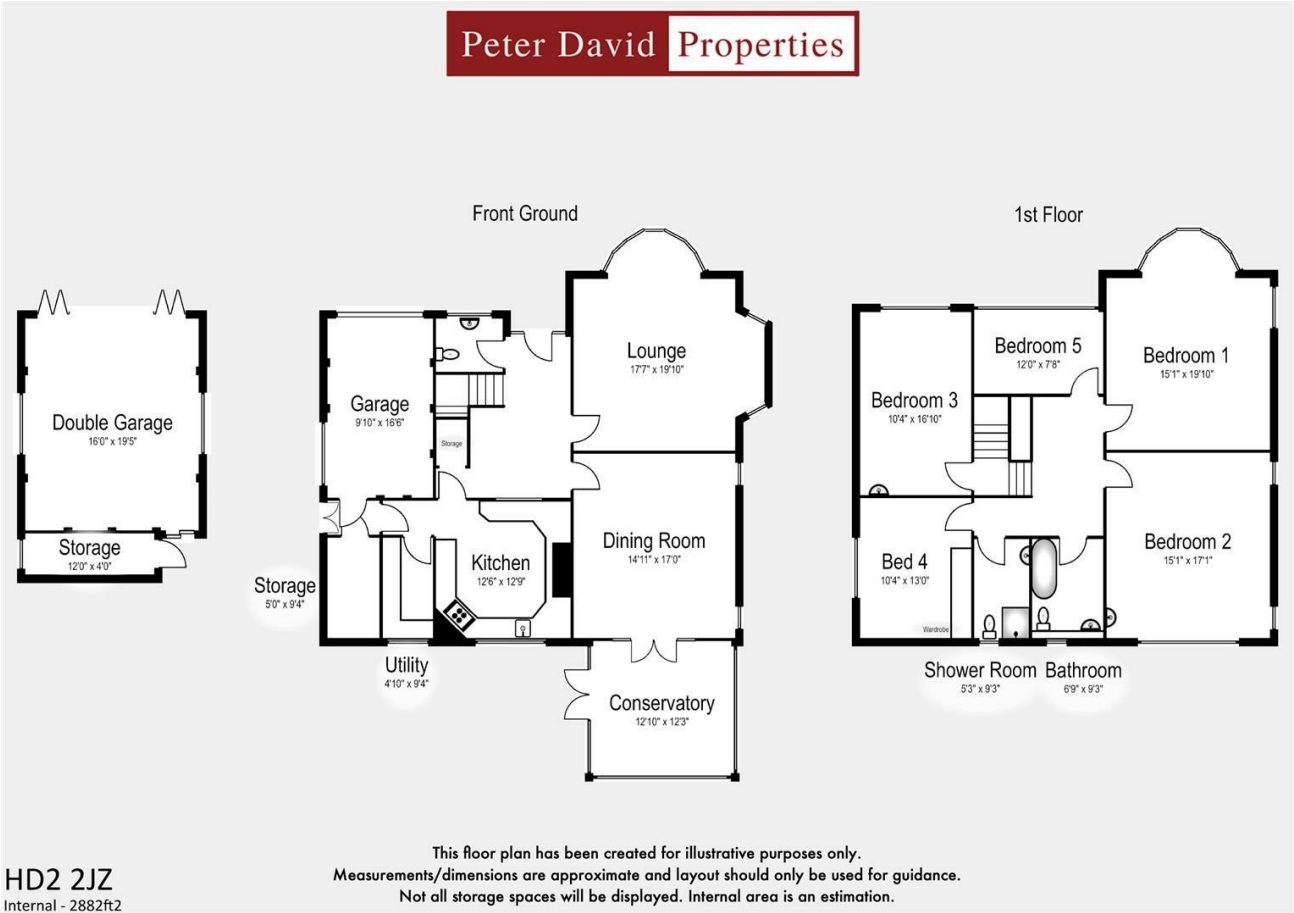
Hybrid Map



Terrain Map



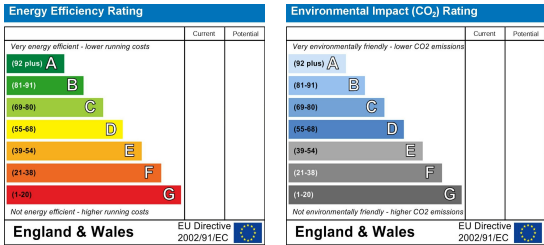
Floor Plan



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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