



2 Manor Close, Fixby, Huddersfield, HD2 2GT



SHERIDAN
BAILEY
PROPERTY



This 4 bed detached executive home is immaculately presented and is available now with no upward chain. Early viewing is essential to appreciate the space this home offers. Located on the Victoria Heights development in Fixby, this home is not to be missed.

The home briefly comprises, entrance hall, providing access to the living room and open-plan kitchen/diner. A contemporary styled kitchen and generous dining space with French doors opening out onto the rear garden. There is a Utility room, WC and access door to integral garage. On the first floor is a light and airy landing with 4 double bedrooms, including master ensuite with dressing area and fitted wardrobes, as well as a house bathroom. Externally the home is equally well presented with block paved driveway, single integral garage and lawns to front and rear.

Asking price £416,500





Entrance Hall

Front door opens into contemporary entrance hall with clean modern lines, setting the tone for the rest of this property. Grey ceramic tiled floor, door off to integral garage, staircase to first floor landing and access to ground floor accommodation.

Living Room

Double glass doors open up into a spacious living room with feature panelled media wall and bay window to the front of the property providing an abundance of natural light. Plenty of space of 2 double sofas and living room furniture.

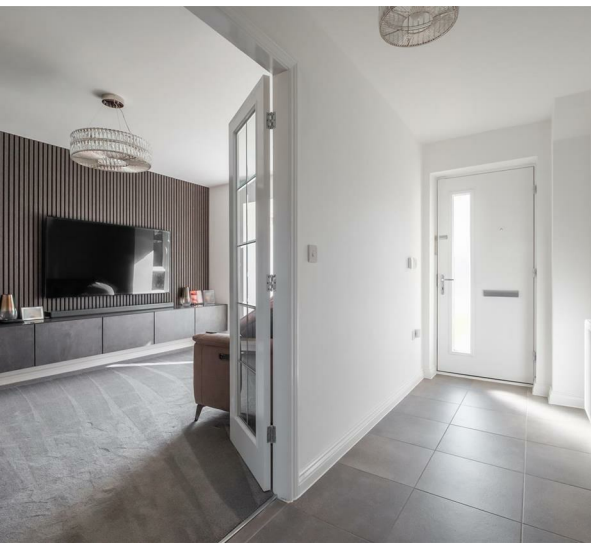
Kitchen / Dining

The contemporary feel of this home extends into the fabulous Kitchen/Dining space across the rear of the property. A glass panelled door leads into a great space for daily family living and entertaining alike! The Kitchen has a range of matching white hi gloss wall and base units with grey worktops over. Integrated appliances include, dishwasher, larder fridge/freezer, electric single oven, 4 burner gas hob with stainless steel extractor over. There is breakfast bar space for up to 3 people, and ample worktop preparation space and storage.

The Dining space is generous and will easily accommodate a dining tables and chairs for up to 6 people. French doors lead out from the Dining area to the rear garden.

Utility

A useful utility room with white hi-gloss matching wall and base units, worksurfaces and grey tiled flooring. There is an integrated washing machine and a space for a dryer. Door to rear garden.



Downstairs WC

Downstairs WC located off the Utility is partially tiled and comprises, low level WC, and corner vanity wash handbasin. Frosted window to side elevation

Staircase off the first floor landing

Landing

The landing to this home is worth of a mention. With side elevation window at the top of the staircase and long landing it creates a great sense of light and space for the upper floor accommodation. Access to loft

Master Bedroom Ensuite

A generously sized double bedroom easily accommodating a super king size bed. Window to rear elevation. Dressing area off with smoked mirrored Hammonds sliding double wardrobes and access to ensuite.

The ensuite is a good size and partially tiled, comprising single shower cubicle, low level WC, wash handbasin and frosted window to rear elevation

Bedroom 2

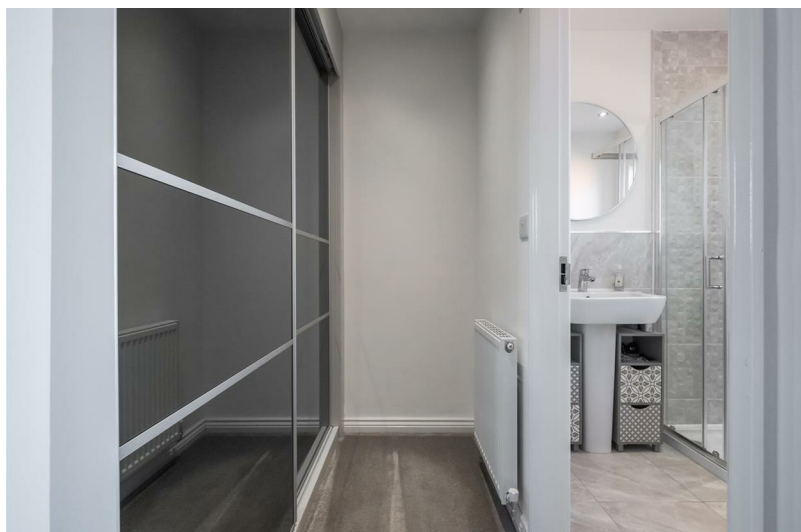
Another generously sized double bedroom to the front of the property with large window to front elevation. Again accommodating a super king size bed. Fitted double wardrobes.

Bedroom 3

Another spacious double bedroom with window to front elevation.

Bedroom 4 / Home Office

Doubled bedroom currently utilised as a generous Home Office space with window to rear elevation







Bathroom

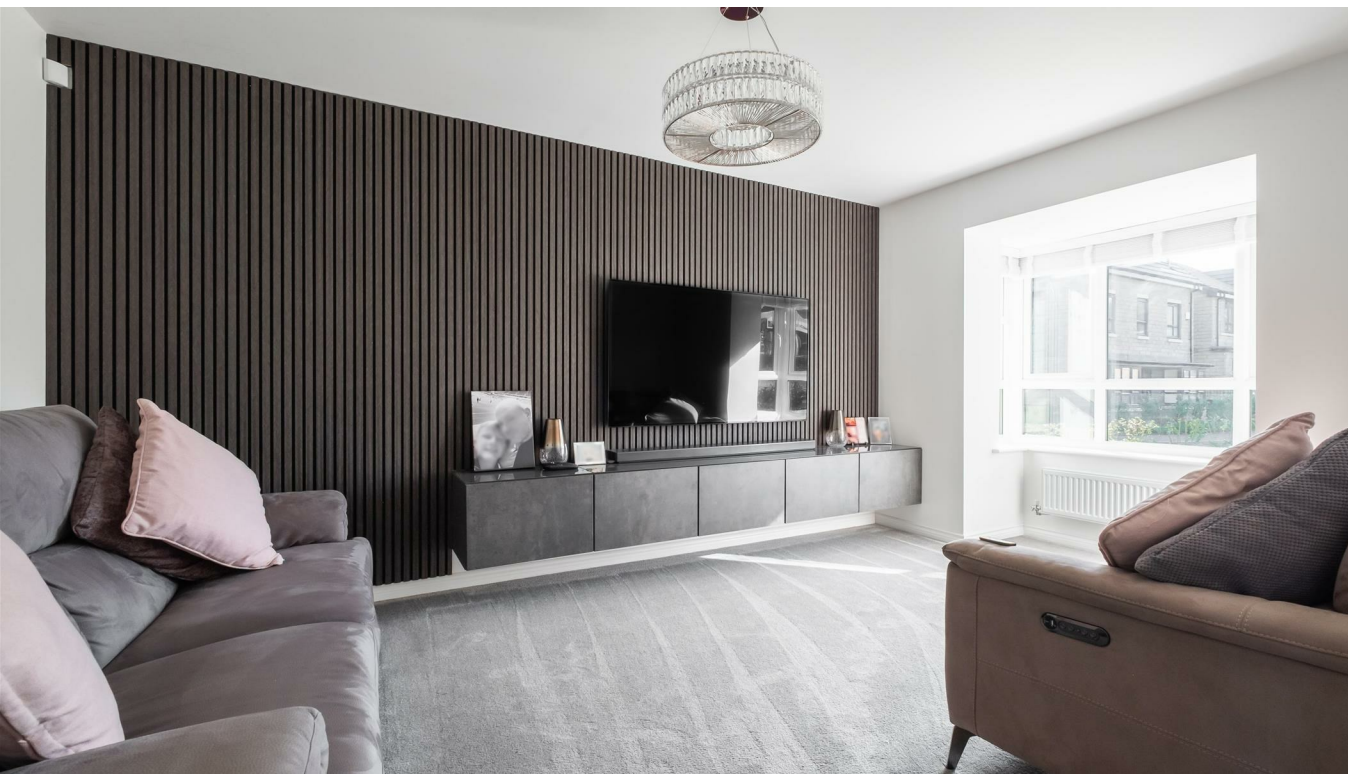
Partially tiled, contemporary bathroom with tiled flooring and frosted window to front elevation. Separate shower cubicle, bath, low level WC, and wash handbasin.

Exterior

The property is located in a cul-de-sac position on the Victoria Heights development in Fixby, a development of executive 4 & 5 bed detached properties. The property is well presented and benefits from a block paved driveway, leading to a single integral garage. The garage has power, lighting and an electric car charging point. There is a lawned area with shrubs and borders. There is gated side access to the rear of the property where there is a generous enclosed rear garden laid to lawn.

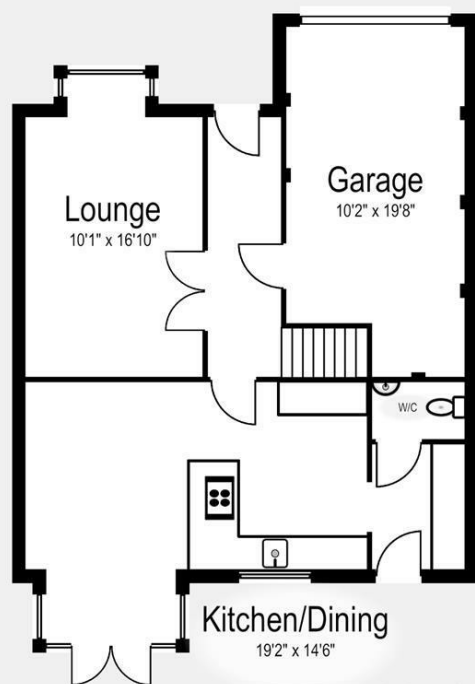
Notes

Service Maintenance Charge of £65.30 per annum for communal upkeep once development completed





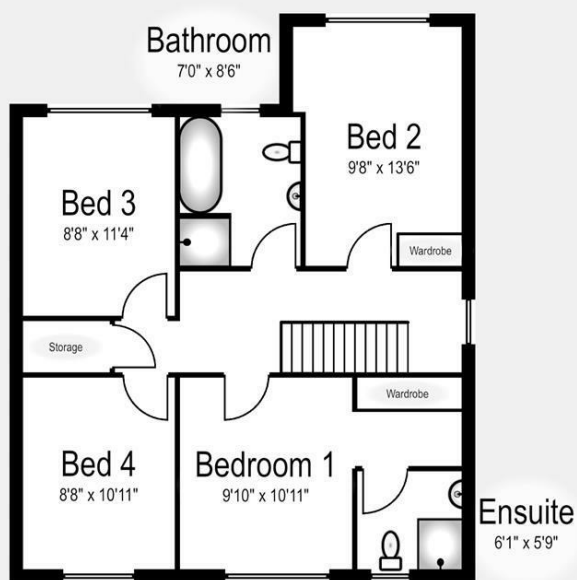
Front Ground



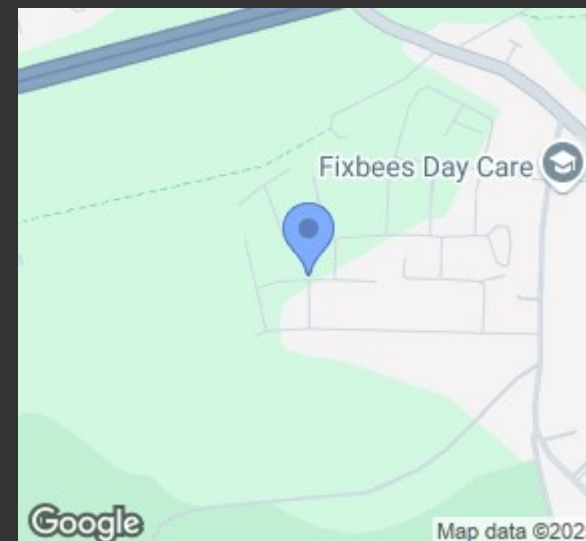
HD2 2GT
Internal - 1385ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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