



**Highcliffe Avenue, Fixby, Huddersfield HD2 2NS**

**welcome to**

**Highcliffe Avenue, Fixby Huddersfield**

This immaculately presented and modern family home with spacious rooms, an open-plan kitchen-diner, a garage and fabulous garden space is ideal for those looking to settle in highly sought-after Cowcliffe on a peaceful cul-de-sac whilst remaining conveniently placed for local schools and M62 network



## Ground Floor

### Entrance

Front door leading to a good sized hallway with wood effect laminate flooring and warmed by a central heating radiator.

### Wc

Comprising low flush WC and sink unit. With tiled flooring and a double glazed window to the side.

### Lounge

12' 7" x 13' 6" ( 3.84m x 4.11m )

Superbly spacious reception room decorated to a modern standard with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Kitchen Diner

18' 10" max x 14' 6" into door recess ( 5.74m max x 4.42m into door recess )

Fabulous sized kitchen diner fitted with a range of modern base and wall units with wood effect laminate tops and tiled splashbacks. Integrated double electric oven and gas hob with extractor hood above, integrated fridge freezer, dishwasher and washing machine. Porcelain sink unit with dual drainer and swan neck tap. With wood effect laminate flooring, ceiling heated radiator, space for dining table and chairs plus double glazed window to the rear and double glazed sliding French doors opening to garden.

## First Floor Landing

With carpeted flooring and a double glazed window to the side. Loft access via pull down ladder to boarded loft space.

### Bedroom One

13' 8" to wardrobes x 11' 3" ( 4.17m to wardrobes x 3.43m )  
Spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

11' 4" x 9' 6" ( 3.45m x 2.90m )

Good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Bedroom Three

6' 11" x 9' ( 2.11m x 2.74m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Bathroom

Immaculate shower room comprising walk-in shower cubicle with water fall shower, tiled walls and tiled flooring. Low flush WC and vanity wash hand basin with mixer tap, extractor fan, heated towel warmer/radiator, ceiling spotlights and a double glazed window with frosted glass to the side.

## External

To the front of the property is a lawned garden with paved path to the front door. Access to a single detached garage to side with no power and up and over door.

Lawned garden to the rear being privately enclosed by fencing.



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## Highcliffe Avenue, Fixby Huddersfield

- Situated In A Peaceful Cul-De-Sac Location
- Close To Local Schools and M62 Network
- Immaculately Presented With Spacious Rooms
- Open Plan Kitchen Diner and Downstairs W/C
- Fabulous Enclosed Garden With Garage and Driveway Parking

Tenure: Freehold EPC Rating: E

guide price

**£230,000 - £240,000**



Please note the marker reflects the postcode not the actual property

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