

Charnock Bates

The Country, Period and Fine Home Specialist



5 Camborne Drive
Fixby, Huddersfield, HD2 2NF





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Summary

This stone built, energy efficient, detached family home is designed for open plan luxury living, combining elegant style and design. Offering Solar Panels providing circa £1850 tax free income per annum and reduced electricity bills, alarm system, six CCTV cameras, Eco Smart Zappi EV Charger, ceiling speakers, instant hot water tap and underfloor heating throughout, controlled by individual single zone thermostats.

The accommodation is set over three levels and briefly comprises; entrance hallway, open plan kitchen living, two double bedrooms and house bathroom to the ground floor. Double bedroom, utility room and double garage to the lower ground floor. To the first floor, the principal bedroom with his and hers walk-in-wardrobes and en-suite, and second double bedroom with walk-in-wardrobe and en-suite.

Externally, to the front of the property is a tarmac driveway providing off-street parking for two cars, leading down to the double garage providing further secure parking for another two cars. Stone flags lead down both sides of the property to a flagged seating area, and lawn, bordered by mature plants and shrubbery with woodland aspect.

NB. This property is being sold by a relative of a member of staff at Walker Singleton.

Location

Backing onto private woodland, No.5 sits in a corner plot on a tranquil residential cul-de-sac of quality properties in the highly desirable area of Fixby. Set in a semi-rural setting, located equidistant from Brighouse and Huddersfield town centres and train stations (train to London in under 2.5 hours), with local schools close by and within walking distance to Huddersfield Golf Club. With J24 of the M62 less than 10 minutes' drive away, it is also convenient for those needing to commute to Leeds or Manchester.

General Information

Access is gained through a composite door into the entrance hallway finished with natural stone effect tiled flooring and an open staircase rising to the first floor. Leading off the hallway is the open plan kitchen living being the real heart of the home with floor to ceiling bi-fold doors enjoying an outlook of the rear garden with woodland aspect.





The kitchen offers a central island adjoined by a built-in granite dining table, and a range of high-gloss base and drawer units with contrasting Quartz worksurfaces incorporating an inset one and a half bowl sink with instant hot water tap and a five-ring induction hob with extractor fan above. Integral appliances include; Neff oven, Neff microwave grill, Neff proving drawer, and American fridge freezer.

Following through to the living space with floor to ceiling windows offering plenty of natural light, boasting extensive views of the surrounding countryside. A cast iron wood burner is set to the focal point.









Moving through to the house bathroom boasting a contemporary three-piece suite comprising a WC, wash-hand basin with storage beneath, panelled bath and walk-in rainfall shower cubicle.

Completing the ground floor accommodation are two double bedrooms, one set to the front with built-in wardrobes, and one to the rear enjoying a pleasant outlook.



The lower ground floor hallway provides access to a utility room offering white wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap, plumbing for a washing machine and housing the pressurised hot water system and gas central heating boiler.

Through to the double bedroom currently used as an additional reception room with sliding patio doors leading out to the rear garden. The bedroom/reception rooms access the integral double garage with electric roller shutter doors and providing ample storage.





Leading off the first-floor landing and through to the spacious principal bedroom with Velux style skylights and floor to ceiling picture windows enjoying a far-reaching view with woodland aspect and allowing for plenty of natural light.

Benefitting from his and hers walk-in wardrobes with built-in storage, and a spacious ensuite boasting a contemporary four-piece suite comprising a WC, his and hers wash-hand basins set with a vanity unit, oval stand-alone bath and a double walk-in rainfall shower.



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Moving through to the second double bedroom on the first floor, with Velux style skylight windows and benefitting from a walk-in wardrobe with built-in storage and an en-suite which comprises a WC, wash-hand basin set with a vanity unit, and a double walk-in rainfall shower.

Completing the accommodation is a small room, currently used for storage, which could be used as an occasional office.





Externals

Externally, to the front of the property is a tarmac driveway providing off-street parking for two cars, leading down to the double garage providing further secure parking for another two cars. Stone steps lead up to the front door and a terraced balcony offering a peaceful relaxing space. Stone flags lead down the side of the property to a flagged seating area, and lawn, which continues round to the rear of the property, bordered by mature plants and shrubbery with woodland aspect.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Kirklees, Band F.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.



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Directions

From Halifax town centre, proceed down Huddersfield Road (A629.) Continue straight on at the traffic lights on to the Calderdale Way and proceed to Ainley Top roundabout. At Ainley Top roundabout, take the first exit on to Brighouse Road (A643) and continue to the traffic lights. At the traffic lights turn right on to Clough Lane and then take a right on to Lightridge Road. Continue of Lightridge Road and then take a right on to Cowcliffe Hill Road. Take a sharp right on to Camborne Drive and then take a left. No. 11 is at the top of the cul-de-sac on your left-hand side.

For satellite navigation: **HD2 2NF**

Local Information

Nearest Stations

Deighton	2.2 miles
Huddersfield	2.3 miles
Brighouse	2.8 miles

Nearest Schools

Fixby Junior & Infant School	0.7 miles
Birkby Junior School	1.2 miles
Carr Green Primary School	1.5 miles

Motorway Network

Junction 24, M62	3.1 miles
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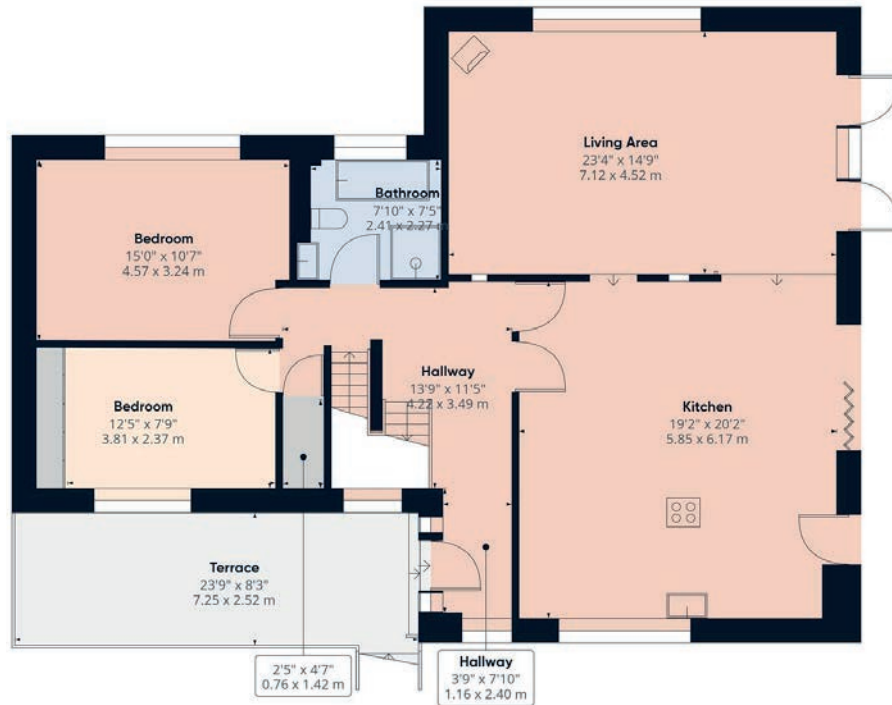


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Floor Plans

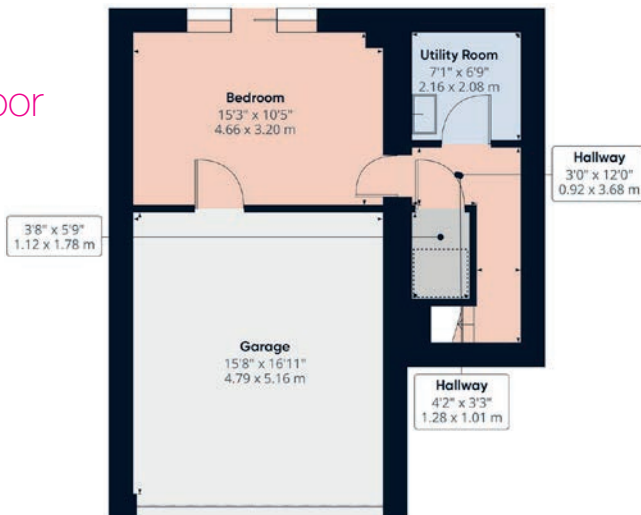
Ground Floor



First Floor



Lower Ground Floor



Approximate floor area = 2,830.18 sqft (262.93m²)

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