



16a Broomfield Road, Fixby, Huddersfield HD2

Fixby, Huddersfield, HD2 2HG

Offers Over £495,000 Freehold



We are delighted to offer for sale this substantial stone built detached house which was constructed in 2008. It is somewhat deceptive from its external appearance and offers accommodation on three levels, together with enclosed gardens offer a high degree of privacy. Step inside and you will appreciate the accommodation is fitted to a high standard throughout with quality fixtures and fittings. It is also economical to run having solar panel heating, Smart technology intelligent wiring, underfloor heating to the lower ground floor and bathrooms, and a combination boiler still under guarantee.

Location

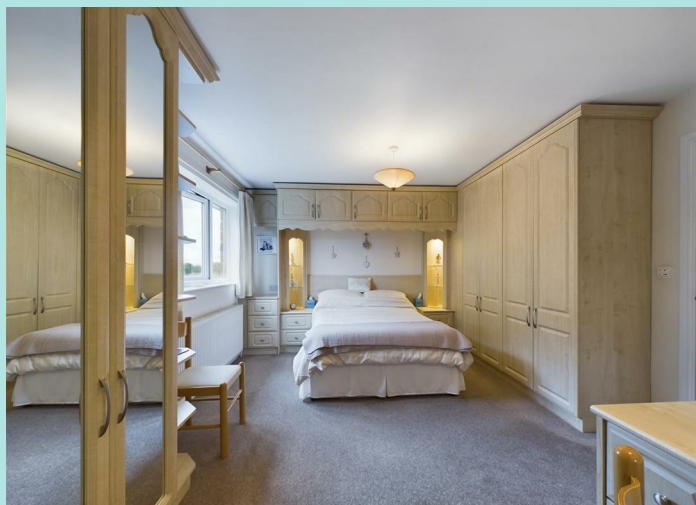
The property is situated in the heart of this ever popular residential area of Fixby, surrounded by quality properties and having easy access to local centres, including Huddersfield, Halifax and Brighouse. J24 of the M62 is less than 10 minutes' driveaway, making it an ideal location for the commuter. Schools and Brighouse railway station are also within easy reach.

Accommodation

On the lower ground floor there is a superb large living dining kitchen with a comprehensive range of modern units, granite worktops and some integrated appliances. French doors lead to and overlook the rear gardens. A cloakroom with WC and wash hand basin. Useful utility room with sink unit, storage cupboards and plumbing for a washing machine. Bedroom 4 is on this level and is a double bedroom together with an ensuite shower room, having a large walk-in shower cubicle, WC and wash hand basin to a vanity unit. Complementary fully tiled walls and tiled floor.

On the ground floor there is a good sized reception hall with wood flooring which has direct access to the garage. Good sized study with wood flooring and fitted wardrobes. There is another cloakroom with WC, wash hand basin and complementary fully tiled walls. A large lounge at the rear of the property is light and airy with French doors leading to a very pleasant balcony that overlooks the rear gardens and small woodland beyond. On the first floor are two double bedrooms to the front of the property with the main very spacious bedroom to the rear, having a full range of fitted furniture and pleasant aspect over the gardens. An ensuite shower room has a superb three-piece white suite with large shower cubicle and complementary fully tiled walls. Family bathroom with a modern three-piece suite, including shower unit to the bath. Complementary fully tiled walls and tiled floor.

To the front of the property is a gated key block drive with ample parking and flowerbedded and shrubbed gardens. To the rear are delightful enclosed gardens with a high degree of privacy, including a paved patio area, lawned areas, flowerbeds, shrubs and mature conifers.



Council tax band: F
 EPC rating: C
 Ground rent: N/A
 Service charge: N/A

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