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**The Fairway, Fixby  
Huddersfield,**

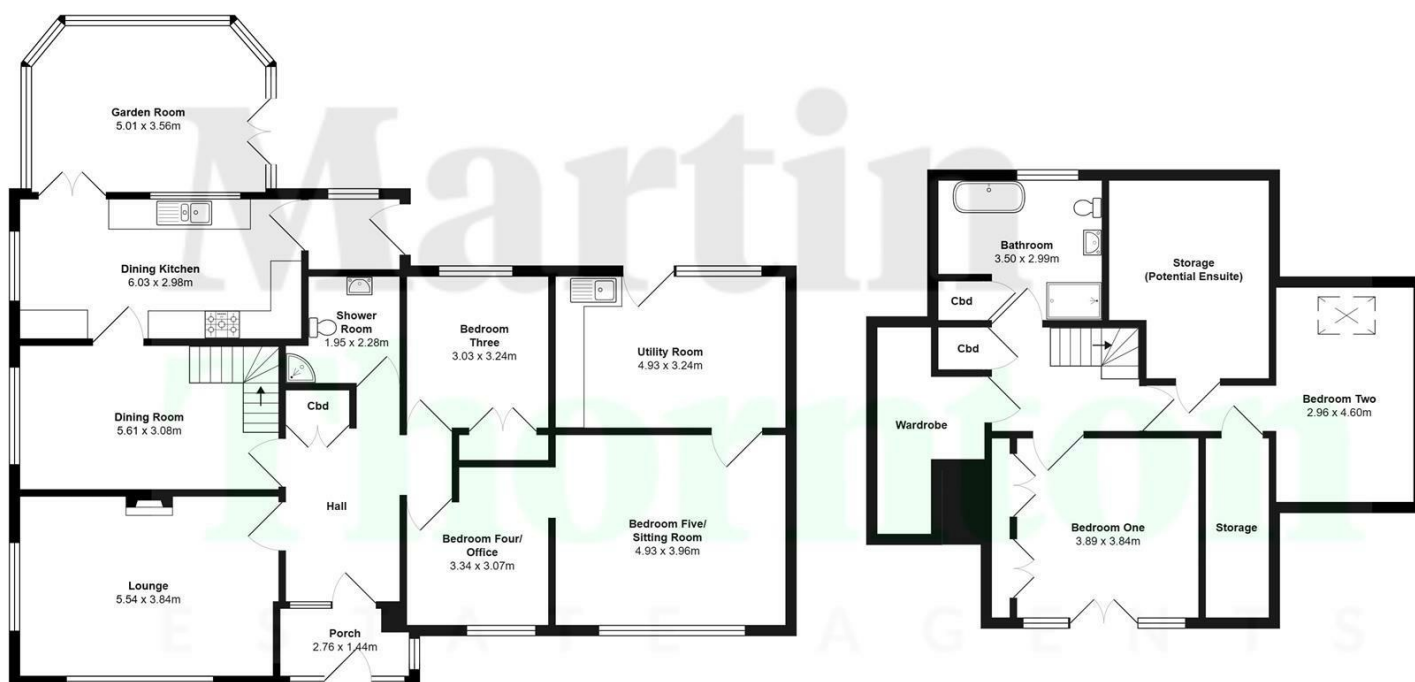
**Offers in the region of  
£550,000**

**MARTIN THORNTON PLATINUM**

This random stone detached home stands centrally within well-maintained gardens. The property offers flexibility with ground and first floor bedrooms and is ideally placed for local amenities, school, supermarket and golf course. There is ease of access to the M62 making it a perfect commuter base for Leeds and Manchester. The property is presented to a very high standard and offers extensive accommodation. The property has a gas-fired central heating system, uPVC double glazing and a comprehensive security system incorporating CCTV. The accommodation comprises an entrance vestibule, hallway, good sized living room, formal dining room, dining kitchen with integrated appliances and doors leading to the conservatory/garden room. There is a ground floor double bedroom, shower room, home office (which was the fourth bedroom). A large adjoining sitting room, utility room and ground floor bedroom which could create an annex for a family member. The first floor accommodation comprises a galleried landing with a large walk-in dressing room, two large double bedrooms and a large bathroom. Externally, the property occupies a wide plot with a double width driveway and an additional driveway. There are mature well stocked gardens, lawned gardens and wide pathways. At the rear of the property is an eating and entertaining patio area with glass balustrade, mature lawns and perimeter fencing and hedges. Only by an inspection can the amount and flexibility of accommodation be appreciated.

# The Fairway, Fixby Huddersfield,

## Floorplan



All measurements are approximate and for display purposes only



# The Fairway, Fixby Huddersfield,

## Details



### Entrance Vestibule



An external uPVC door with a decorative opaque glazed panel is set centrally within a uPVC arched entrance with uPVC glazing on either side of the door and a side obscure uPVC window. There is a radiator and a uPVC door with matching side screen give access to the hallway.

### Hallway



The wide entrance hallway has a large, shelved storage cupboard perfect for storing shoes and coats, etc. It is also an ideal place for storing in-house entertainment hardware. The hallway has coving to the ceiling, a radiator and a timber and glazed door gives access to the living room.

### Living Room



This good sized reception room is positioned at the front of the property and enjoys a dual aspect with front and side uPVC windows. The focal point of the room is a wide limestone fire surround with a matching inlay and hearth, home to a living flame coal effect gas fire. There is plenty of space for furniture and the room is presented to a very high standard with coving to the ceiling and two radiators.

### Dining Room



The good sized formal dining room can easily accommodate a large dining table and links particularly well with the adjoining kitchen. It has a wide uPVC window, ceiling speakers for the in-house entertainment system, a spindle staircase rising to the first floor and a radiator. A timber and glazed door leads to the dining kitchen.

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### Dining Kitchen



This room is presented to a very high standard and has an extensive range of unit to high and low levels with under-unit lighting and glazed display cabinets. Of particular note are the granite worktops and matching upstands. The centrepiece of the kitchen is a large Rangemaster oven incorporating a five-ring gas hob with a wok-style boiler and hotplate. There are ovens beneath and a matching canopy style, illuminated filter hood. Further appliances include a combination oven, dishwasher, fridge and freezer. There is a one-and-a-half bowl sink with downlighting along with superb Karndean flooring. The room can accommodate a formal dining table and has a uPVC window, ceiling speakers for the in-house entertainment system and a radiator. UPVC French doors lead to the conservatory/garden room.

### Conservatory/Garden Room



This large multipurpose space serves as an everyday additional sitting room and enjoys a particularly pleasant aspect over the well-presented gardens. It can easily accommodate a vast amount of furniture and has uPVC glazing to three elevations and French doors leading out into the garden. The high ceiling enhances the feeling of space and there are two radiators.

### Side Lobby



A uPVC and glazed door leads from the dining kitchen to the side lobby. This has Karndean flooring, a granite window sill with a large uPVC window overlooking the garden and a uPVC door leading out to the garden. There is coving to the ceiling and a radiator.



# The Fairway, Fixby Huddersfield,

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### Bedroom Three



This double bedroom is accessed from the hallway and positioned at the rear of the property. It has built-in furniture with wardrobes, bedside drawers, display shelving and over bed lighting. There is provision for a wall-mounted flat screen TV, speakers for the in-house entertainment system, coving to the ceiling and a radiator.

### Fourth Bedroom/Home Office



Access can be gained to this multipurpose room from the hallway. It would be ideal as a home office but could equally be a gaming space, etc., and was originally a fourth bedroom. It is positioned at the front of the property and has a uPVC window, coving to the ceiling, ceiling speakers for the in-house entertainment system and a radiator. Steps lead down to the sitting room.

### Fifth Bedroom/Sitting Room



The third reception room has plenty of space for furniture and has been used as another bedroom by the vendors in the past. It is light and bright with a large uPVC window, a radiator and a door leading to a large utility room.

### Utility Room



This room has cupboards with working surfaces, a stainless steel sink and space for an automatic washing machine and a tumble dryer. The Baxi boiler for the central heating is housed in this area. There is a rear uPVC window, an external uPVC door and a radiator.

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### Shower Room



The shower room has a double shower cubicle with an overhead waterfall shower fitting and a wall-mounted hand-held shower attachment. There is a low-level WC with a concealed cistern and a wide hand wash basin. The room has useful built-in storage cupboards, a wall-mounted mirror with lighting above, tiling to the walls and floor, an extractor fan and an upright chrome ladder style radiator.

### First Floor Landing



The spindle staircase rises to the first floor landing from the dining room. The part galleried landing overlooks the dining room and has a useful storage cupboard. There is a large walk-in dressing room/wardrobe with hanging rails, shelving, space for a dressing table and a radiator. A further walk-in wardrobe also has a hanging rail and shelving.

### Bedroom One



This large master double bedroom is positioned at the front of the property and has a Juliette style balcony with French uPVC doors and glazed panels on either side. There is extensive fitted furniture with wardrobes, drawers, a mirror with lighting above, bedside cabinets, display shelving and down lighting. The room is particularly light and bright, has provision for a wall-mounted TV and a radiator.

### House Bathroom



The large bathroom has a four-piece suite with a walk-in double shower cubicle with glazed screens, an overhead waterfall style shower fitting and a wall-mounted hand-held shower attachment. There is a recess within the wall for toiletries. The freestanding roll-top bath has a centrally positioned mixer tap. There is a wash hand basin, a low-level WC, tiling to the walls and floor, further recessed alcoves, an



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## Details



electric shaver point and a mirror. The room has ceiling speakers for the in-house entertainment system, a large shelved linen cupboard, a combination radiator/towel heater and an obscure rear uPVC window.

### Bedroom Two



The initial entrance area to the room has two useful walk-in storage areas which offer the potential to become wardrobes or dressing rooms. The bedroom is a large double with plenty of space for fitted or freestanding furniture. It has a large rear Velux window and a radiator.

### External Details



The property has a double width driveway providing parking and to the right hand side a pathway continues around to the rear of the property. Stone flagged pathways continue to a series of steps leading to the entrance door. The lawned

garden has mature flowerbeds and borders and a second tarmac driveway provides further parking. The lawns wrap around the property and continue to the left hand side. There is external lighting and CCTV. The beautiful stone flagged pathways to the rear can be accessed from the utility, side porch and conservatory. There is external lighting, steps leading up to a seating area with flowerbeds, the perfect place for tubs, pots and planters. From here, a short series of steps give access to a superb, recently completed, seating area with a stainless steel handrail and glazed panels with views towards Emley in the distance. This area is a real sun trap and serves as an outdoor eating and entertaining area. There are raised lawned gardens with mature flowerbeds and borders, perimeter hedging and fencing.

# The Fairway, Fixby Huddersfield,

Directions

