

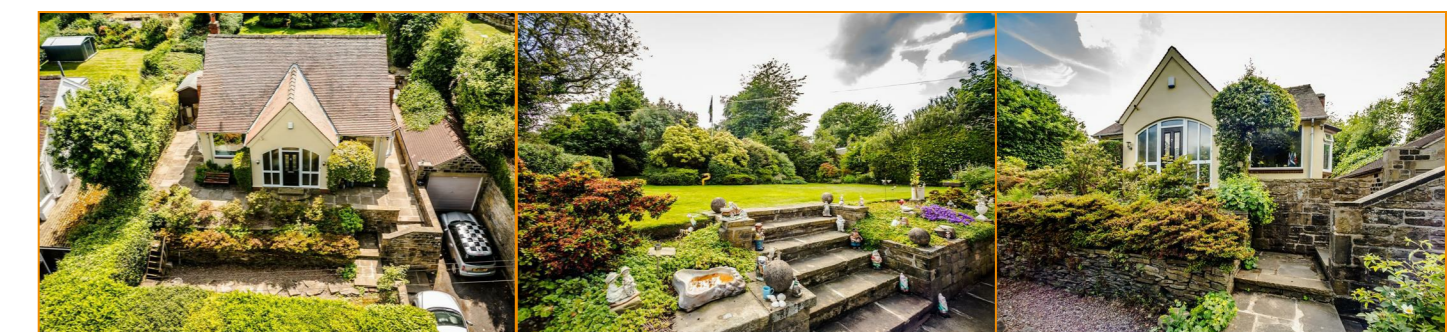
BOULTONS

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HUDDERSFIELD
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11 Netheroyd Hill Road
Fixby, Huddersfield, HD2 2LW

£399,995



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A most attractive family friendly bungalow located on Netheroyd Hill Road in the sought-after area of Fixby, Huddersfield. This delightful property boasts two reception rooms, four bedrooms, and three bathrooms, providing ample space for comfortable and flexible living.

Situated on an extensive plot, this dormer detached bungalow offers a mature setting, perfect for those who appreciate their gardens. The property's potential is obvious making it a desirable place to call home now but subject to planning could be extended and remodelled without compromising the outside space needed to support a more substantial home.

One of the standout features of this property is its excellent location, serving as a convenient base for those commuting via the nearby M62. Whether you're heading to work or exploring the surrounding areas, this property offers easy access to major road networks.

The bungalow is well-presented and well appointed, yet it also holds real opportunity for those looking to add their personal touch and make it their own. With its spacious layout and charming characteristics, this property presents a wonderful opportunity for anyone seeking a comfortable and inviting home in a desirable location and with a massive potential to remodelled and extend (subject to planning).

ACCOMMODATION

GROUND FLOOR

VESTIBULE

10'9" x 4'0"

Accessed via a composite double glazed front door with leaded and privacy glass inset and enjoying natural light through matching uPVC double glazed arched windows adjacent to the centrally positioned door. There is a tiled floor covering, central heating radiator and an internal glazed door leading through to the reception hall:

RECEPTION HALL

17'1" x 3'5" average

With decorative covings, a central heating radiator and access to the inner hall.

INNER HALL

9'6" x 2'11"

With a useful cloaks cupboard and a staircase rising to the first floor along with a glazed internal door leading to the dining kitchen and door to the ground floor office/bedroom.

OFFICE/BEDROOM 4

11'5" x 7'8"

Enjoying good levels of natural light via the uPVC double glazed window positioned to the gable end. There is a central heating radiator and an internal door giving access to an en suite shower room.

EN SUITE SHOWER ROOM

3'11" x 5'8"

With a corner shower cubicle, vanity hand wash basin, low flush wc, part tiled splash-backs, tiled floor, heated towel rail and a uPVC double glazed window with privacy glass inset.

BEDROOM 1

10'8" x 12'0"

With a corner angular dual aspect, timber framed double glazed window positioned to the gable, a large timber framed, double glazed picture window positioned to the front elevation. Central heating radiator, stone window sill to the front elevation and a door to the en suite shower room.

EN SUITE SHOWER ROOM

6'9" average x 2'10" average

Fitted with a low flush wc, free standing vanity basin with mixer tap over, corner shower cubicle, heated towel rail, complementary part tiled splash-backs, tiled flooring and a uPVC double glazed window with privacy glass inset.

BEDROOM 2

11'11" min, 9'11" min x 13'9" max, 11'8" min

Also enjoying excellent levels of natural light due to the corner positioned angular bay window which is timber framed and double glazed in construction and the large timber framed, picture window to the front enjoying an attractive aspect over the garden and beyond. Central heating radiator and a range of fitted bedroom furniture comprising two banks of triple robes with a range of hanging and shelving, matching bedside drawers and a corner dresser and separate display shelving. Decorative covings.

LOUNGE

14'10" x 13'9"

The focal point for the room is a coal effect gas fire within a marble surround and hearth, matching granite mantelpiece, two uPVC double glazed windows are positioned to the gable end either side of the fireplace. There is a central heating radiator, decorative covings and a pair of internal glazed double doors leading directly through to the dining/garden room.

DINING/GARDEN ROOM

13'4" x 6'9"

Wonderful levels of natural light via the floor to ceiling uPVC double glazed patio door and windows, the sliding door providing easy access to the rear garden, and there is another uPVC double glazed window positioned to the gable end. There is a central heating radiator and another internal door leading to the dining kitchen.

DINING KITCHEN

11'11" x 10'4"

Fitted with a range of wall and base units in a white colour scheme with stainless steel bar handle trim and two glazed display units either side of the stainless steel extractor canopy over the electric hob. The kitchen is further equipped with a fitted oven and a one and a half bowl inset stainless steel inset sink unit with mixer tap over. The working surfaces have tiled splashbacks surrounding the preparation areas and to the rear elevation is a uPVC double glazed window by the sink which enjoys a lovely aspect over the rear garden. There are spotlights in the ceiling, a central heating radiator, two internal doors leading to the inner hall and utility respectively.

UTILITY

6'6" x 3'10"

With plumbing for a washing machine, provision for a tallboy fridge freezer, predominantly tiled walls and floor and cloaks hanging and a uPVC double glazed door leading to the side of the property.

FIRST FLOOR

LANDING

8'5" x 6'5"

With a range of useful cupboards including eaves storage and a number of wardrobe areas which provide a range of hanging and shelving. There is a central heating radiator and two internal doors leading to a bedroom and a bathroom.

BEDROOM 3

10'8" x 8'6" purlin to purlin or 18'4" eaves to ea

There is a Velux skylight with a fitted blind to the rear roof slope and a uPVC double glazed window is positioned to the gable end of the property. Central heating radiator and a range of useful eaves cupboard storage spaces to the front and rear elevations.

BATHROOM

10'9" max x 8'4"

Fitted with a four piece suite comprising vanity hand wash basin with mixer tap over, a low flush wc, corner bath with mixer tap over and a separate corner shower cubicle. Tiled walls, central heating radiator and a uPVC double glazed window positioned to the gable end which takes in distant views towards Emley Moor and surrounding countryside.

OUTSIDE

GARDEN

There are gardens to the front, side and rear of the property.

The garden to the front is landscaped, relatively low maintenance with well stocked planted terraced areas that offers a good degree of privacy and also a good distance from the roadside. A set of stone steps lead up to a flagged perimeter pathway which provides access around the property. There are variety of rockeries, flower beds and established evergreens. The rear garden has a patio seating area immediately adjacent to the patio doors from the dining room. A further set of steps rise up to the first lawn and there are an abundance of evergreen planted pockets and a number of hidden garden areas. Another top section of garden is predominantly laid to lawn and offers excellent levels of privacy. There is a garden shed to the top level and there are established hedges and established evergreen borders with hidden pathways winding through. At the side of the property is another garden shed.

GARAGE

23'4" x 10'4"

Single detached garage with power and light, up and over door, storage within the roof. The driveway leading to the garage provides parking space for a number of vehicles.

TENURE

Freehold

COUNCIL TAX. BAND E.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	