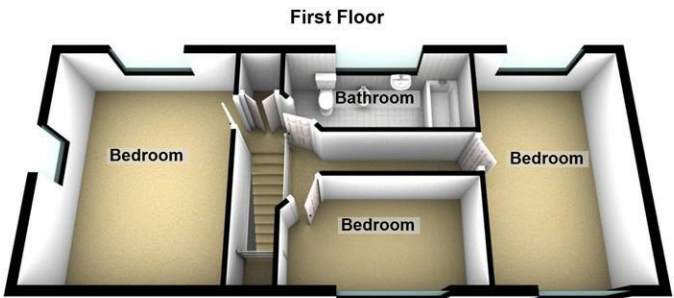
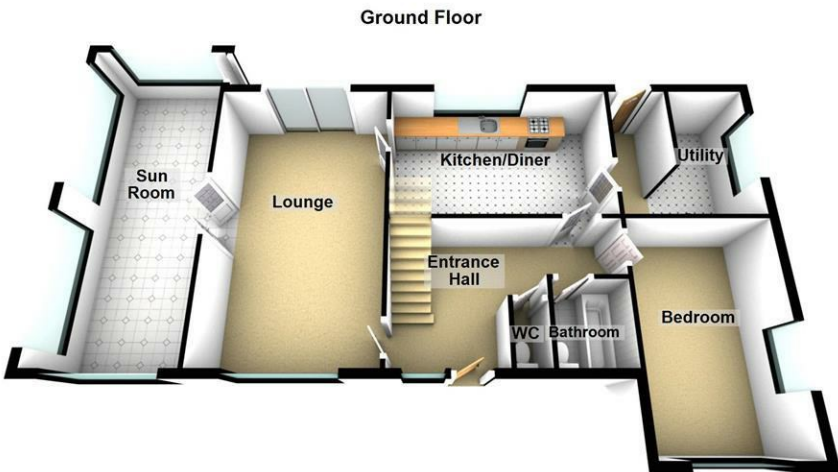


BOULTONS

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Plan produced using PlanUp.
9 Fixby Park Drive, Huddersfield



9 Fixby Park Drive
Cowcliffe, Huddersfield, HD2 2NN

O.I.R.O £379,950

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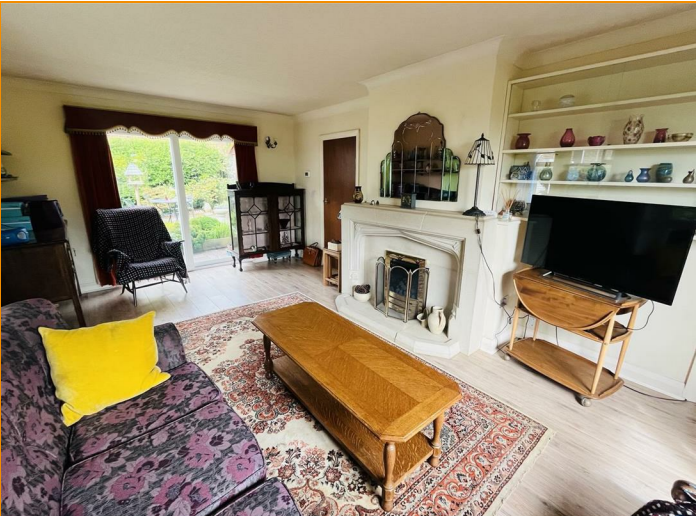
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* NO UPPER CHAIN ** SERIOUS OFFERS CONSIDERED ** IDEAL FOR MAKING YOUR OWN MARK*

Nestled in the sought-after Fixby Park Drive in Huddersfield, this lovely property offers a delightful position and plot. Boasting flexibility which includes two reception rooms, a social dining kitchen and four bedrooms, this property provides ample space for comfortable living. The two bathrooms add convenience to each floor for you or your guests.

This dormer detached house has been well cared for but is arguably ready for a new lease of life and offers a fantastic opportunity to put your own stamp on this spacious property with outside space to match. There is ample parking for a number of vehicles so you'll never have to worry about finding a spot for your car or caravan and the gardens are beautifully presented, well tended and well stocked. Ideal for gardeners who want to get their hands dirty.

Situated at the head of a cul-de-sac, this property offers a good degree of privacy and is situated in one the areas most popular locations close to amenities, the local golf club and is an excellent base for M62 users.

Don't miss out on this fantastic opportunity, offered with NO UPPER CHAIN, making your move even smoother.

Book a viewing today and see for yourself the possibilities on offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

9'10" x 9'6" average
Accessed via a uPVC double glazed front floor with privacy glass inset and matching tall uPVC double glazed windows with privacy glass, with a staircase rising to the first floor and cupboard storage beneath, central heating radiator, laminate floor covering and access to the principle ground floor rooms.

CLOAKROOM/WC

Fitted with a low level wc and corner basin, tiled walls and a floor and a uPVC double glazed window with privacy glass inset.

BATHROOM

6'0" x 5'2"
Fitted with a panel bath with mixer tap and mixer shower over, vanity hand wash basin with mixer tap, complementary mosaic style tiled walls, electric wall heater, vintage style medicine cupboard, a uPVC double glazed window with privacy glass inset and aqua board style finish to the ceiling, radiator and wall mounted electric heater.

LOUNGE

19'8" x 11'9"
Enjoying superb levels of natural light via the uPVC double glazed picture window to the front which overlooks the well-stocked front garden and sliding uPVC double glazed patio doors positioned to the rear elevation which gives easy passage to the rear garden area. The focal point for the room is an attractive coal effect gas fire sat within and atop a Portugese limestone surround and hearth. Fitted wall mounted display unit, radiator, light oak style laminate floor covering, decorative coving and glazed internal French doors leading through to the garden room.

SUN ROOM

22'7" x 8'6"
A most generous and comfortable room enjoying good levels of natural light via uPVC double glazed woodgrain effect windows of which there is a matching door leading out directly to the rear garden, There are spot lights within the ceiling and a tiled floor covering.

DINING KITCHEN

15'1" x 9'2"
Fitted with a range of oak door fronted wall and base units with complementary marble effect working surfaces which incorporate a one and a half bowl stainless steel sink unit. The kitchen is further equipped with a fitted Bosch oven, an electric hob with integrated extractor canopy over and a stainless steel splashback behind. Tiled splashbacks around the preparation areas. There is a tiled floor covering and wall mounted Baxi combination boiler. Positioned to the rear elevation is a uPVC double glazed window overlooking the rear garden. Well worthy of note is the wood burning stove sat atop a stone hearth making this dining kitchen a lovely cosy and comfortable room.

REAR HALL

8'6" x 3'11"
With a uPVC double glazed door providing access to the rear of the property, tiled floor covering, utility meter cupboard housing the gas and electricity meters which has a bespoke door front with a circular glass viewing window for easy reading of the meters. Semi open plan in design to the utility room which is adjacent.

UTILITY ROOM

7'6" x 4'11"
With plumbing for a washing machine, racked out shelving, tiled floor covering, base level cupboard storage and an inset sink unit with mixer tap over. Positioned to the gable end is a uPVC double glazed window with privacy glass inset.

BEDROOM 3

13'5" to the robes x 9'6" plus recess
Fitted with a range of bedroom furniture comprising two double and two single robes with spotlights over which provide a good range of hanging and shelving. Dual aspect uPVC double glazed windows to the front and side elevations. There is a vanity hand wash basin with mixer tap and a mirror fronted medicine cupboard located in a recess. Light oak style laminate floor, decorative coving and a radiator are also to found.

FIRST FLOOR

SMALL LANDING AREA

Small landing area gives over to a large cupboard storage space which extends into the eaves. Giving passage to the main bedroom and opens up into the first floor landing.

MAIN LANDING

Giving access to bedroom 2 and 3 plus the first floor bathroom. There is also a useful linen storage area.

BEDROOM 1

15'1" to the robe x 11'9" average
Enjoying excellent levels of natural light via the uPVC double glazed windows which take the form of a dormer style window to the rear elevation and to the gable end, enjoying fantastic distant views over Huddersfield and beyond towards the surrounding countryside. There is a bank of contemporary sliding door fronted robes which provide hanging in the eaves and there is further eaves storage to the rear elevation. Central heating radiator.

BEDROOM 2

14'5" min x 9'2"
With Velux skylights to the front and rear from which distant views can be enjoyed to the front elevation and there is an attractive wooded aspect to the rear. You will also a range of eaves cupboard storage areas to both the front and rear, a loft hatch allowing access to a small roof void (not inspected at the time of this appraisal), eyeball style spotlights are positioned within the ceiling.

BEDROOM 4

10'5" to the robe x 8'2"
Enjoying the aforementioned views via the uPVC double glazed dormer style window, two eaves storage cupboards to the front section and centrally positioned are a double and single wardrobe. Central heating radiator.

BATHROOM

12'1" max x 5'2" max (nt sq)
Fitted with a four piece suite comprising low flush wc, bidet, pedestal hand wash basin and panel bath with shower over. Part tiled splashbacks, glass splashscreen to the bath, eaves storage to the rear, aqua board style splashback behind the sink and a uPVC double glazed dormer style window. Engineered oak floor covering and half height panelling to the walls.

OUTSIDE

To the front is a beautiful, mature well-stocked garden with year round colour, scent and interest. The principle lawn is positioned to the front of the property which, due to the established boundaries, enjoys a good degree of privacy. Another well-stocked bed to the sideof the house includes a rhubarb patch and to the rear and side adjacent to this bed is a driveway and hard standing which, in turn, leads to a detached single brick built garage. There is a number of stone flagged patio seating areas to the rear, vegetable patch, greenhouse and a garden shed. Also, very well-stocked and with a good degree of privacy.

COUNCIL TAX

Band E.

TENURE

We understand that the property is a freehold arrangement, this will be confirmed during the conveyancing process.

AGENTS NOTES.

Please be aware that there is a pending planing application submitted on the neighbouring property under reference: 2023/93237.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

