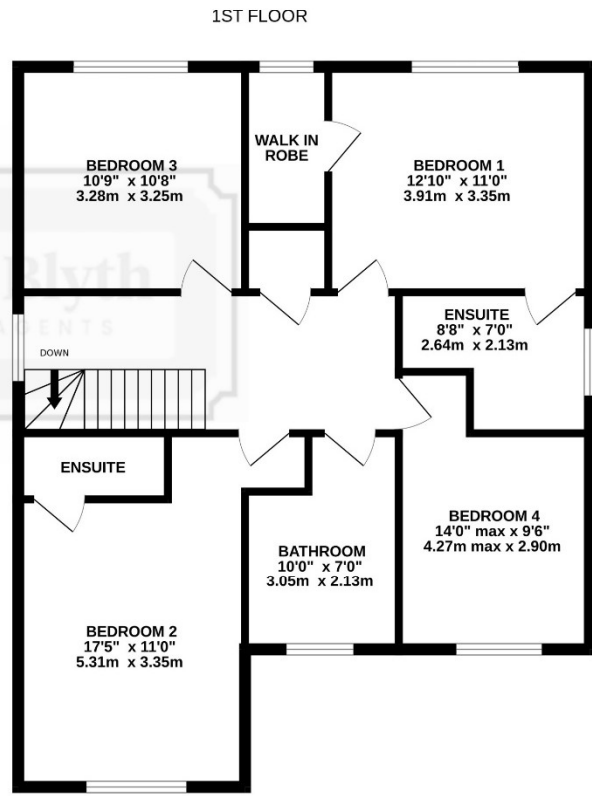
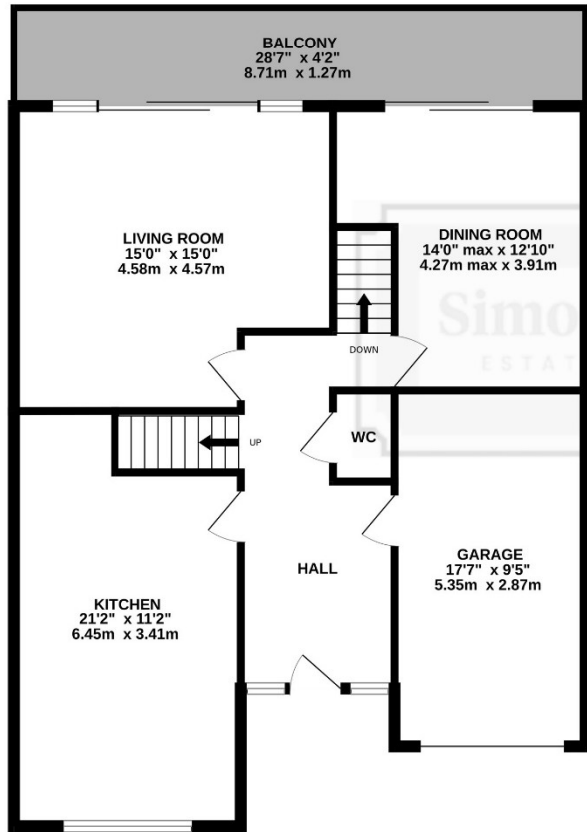
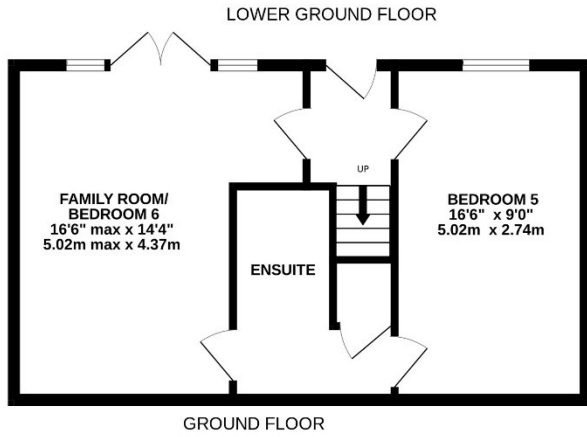




**Ridgeview, 61a Lightridge Road, Fixby, HD2 2HF**



LIGHTRIDGE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

A modern stone built detached family home with spacious, beautifully presented and versatile accommodation arranged over three floors offering three reception rooms and five bedrooms or two reception rooms and six bedrooms (four with en-suite facilities).

This fabulous property has a 28ft balcony across the rear and garden with a southerly aspect, blocked paved parking area to the front and integral garage. There is a gas central heating system with Worcester boiler replaced 2024, uPVC double glazing and briefly comprising to the ground floor, entrance hall, downstairs w/c, living room, dining room and fitted kitchen. Garden level, bedroom 5 and Jack and Jill en-suite with family room/ bedroom 6. First floor landing, family bathroom and four bedrooms (2 en-suite).

Fixby is a well-regarded residential area, home to Huddersfield Golf Club and is well placed for accessing railway stations, the M62 linking East Lancashire to West Yorkshire and local shopping facilities.

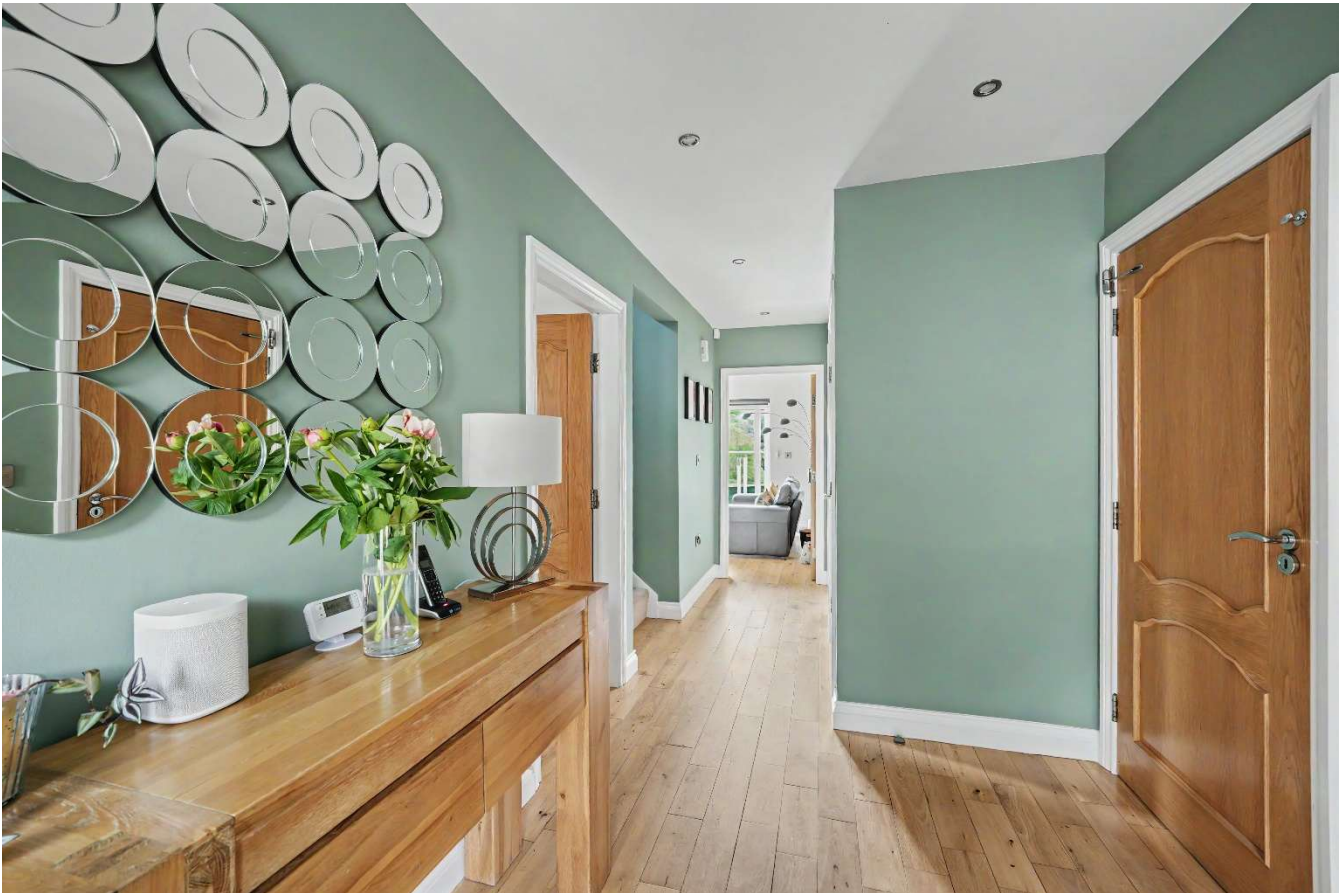
**Offers Around £690,000**

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## GROUND FLOOR

### ENTRANCE HALL

With an oak and leaded double-glazed door with frosted leaded glazed windows to either side providing this area with natural light. There are inset LED downlighters, central heating radiator, courtesy door to the garage and oak flooring. From the hallway access can be gained to the following rooms: -



### DOWNSTAIRS W.C.

*Measurements – 4'6" x 3'0"*

With inset ceiling downlighters, extractor fan, part tiled walls, oak flooring and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

## LIVING ROOM

*Measurements – 15'0" x 15'0"*

As the dimensions indicate this is a comfortable and well-proportioned reception room which is flooded with natural light from uPVC double glazed windows with central patio doors opening out onto a balcony which stretches across the rear of the property and with lovely south westerly facing views. There are inset LED downlighters, central heating radiator, oak flooring and feature split faced tiled wall.



## DINING ROOM

Measurements – 14'0" x 12'10"

This is situated adjacent to the living room and has uPVC double glazed sliding patio doors which once again provide the room with plenty of natural light and give access to the balcony and with south westerly facing views. There are inset LED downlighters, oak flooring, central heating and to one side a staircase with glass panelled and brushed stainless steel balustrade leads down to the garden level.



## BALCONY

*Measurements – 28'7" x 4'2"*

This runs across the rear of the property and has a lovely south westerly aspect with views across woodland and to one side stretching across to Castle Hill. There is a timber decked floor, frosted glazed panels to either side and with a glass panelled and brushed stainless steel balustrade together with three wall mounted up and downlighters.



## DINING KITCHEN

*Measurements – 21'2" x 11'2"*

This has an inset LED downlighters, uPVC double glazed window looking out over the front garden, oak flooring and fitted with a range of cream gloss base and wall cupboards, drawers, pan drawers, contrasting overlying granite worktops with matching splashbacks, Smeg stainless steel range style cooker with five ring gas hob, smoked glass electric double oven and with matching Smeg stainless steel extractor hood over, housing for an American style fridge/freezer, integrated Smeg stainless steel microwave, integrated Neff dishwasher, integrated wine cooler, integrated Bosch washing machine, integrated white Knight tumble dryer and low level LED lighting and central heating radiator.



## GARDEN LEVEL

### ENTRANCE LOBBY

With oak flooring and with a uPVC and sealed unit double glazed door giving access to the garden. From here access can be gained to the following rooms: -

### BEDROOM FIVE

*Measurements- 16'6" x 9'0"*

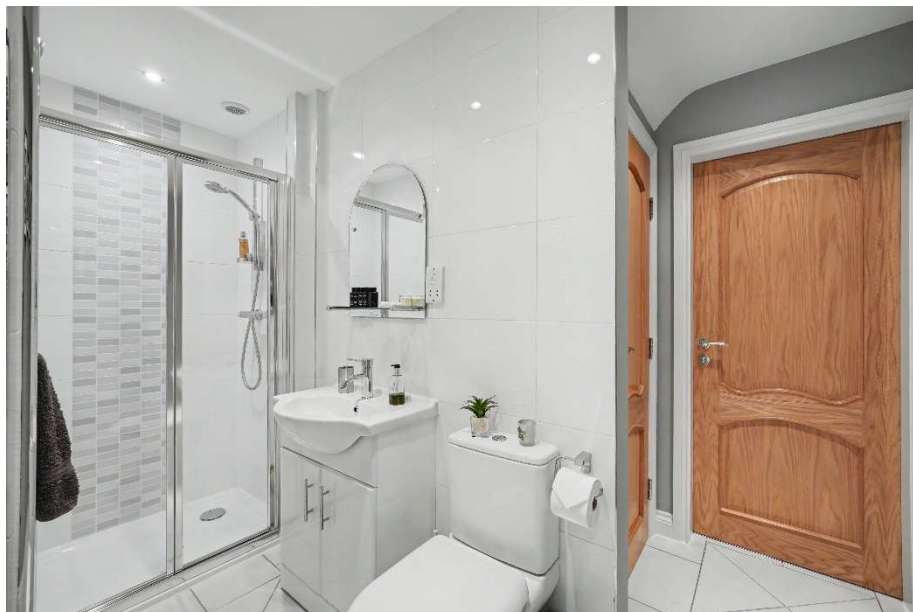
A good-sized double room which has a uPVC double glazed window looking out across the south westerly facing rear garden. There are inset ceiling downlighters, central heating radiator and to one side a door gives access to a Jack and Jill en-suite shower room.



### JACK AND JILL EN-SUITE

*Measurements- 8'0" x 10'9"*

With inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, shaver socket, chrome ladder style heated towel rail, vanity unit incorporating wash basin with a 'Vitra' chrome monobloc tap, low flush w.c and tiled shower cubicle with bi-fold door and chrome shower fitting. Beneath the stairs there is a useful storage cupboard which has a tiled floor and fitted shelving.



## BEDROOM SIX/FAMILY ROOM

*Measurements – 16'6" x 14'4"*

Once again as the dimensions indicate this is a generously proportioned multi-purpose room which has inset ceiling downlighters, central heating radiator, oak flooring and uPVC double glazed windows with central French doors together with integrated blinds and once again providing this area with plenty of natural light and giving access to the south westerly facing rear garden.



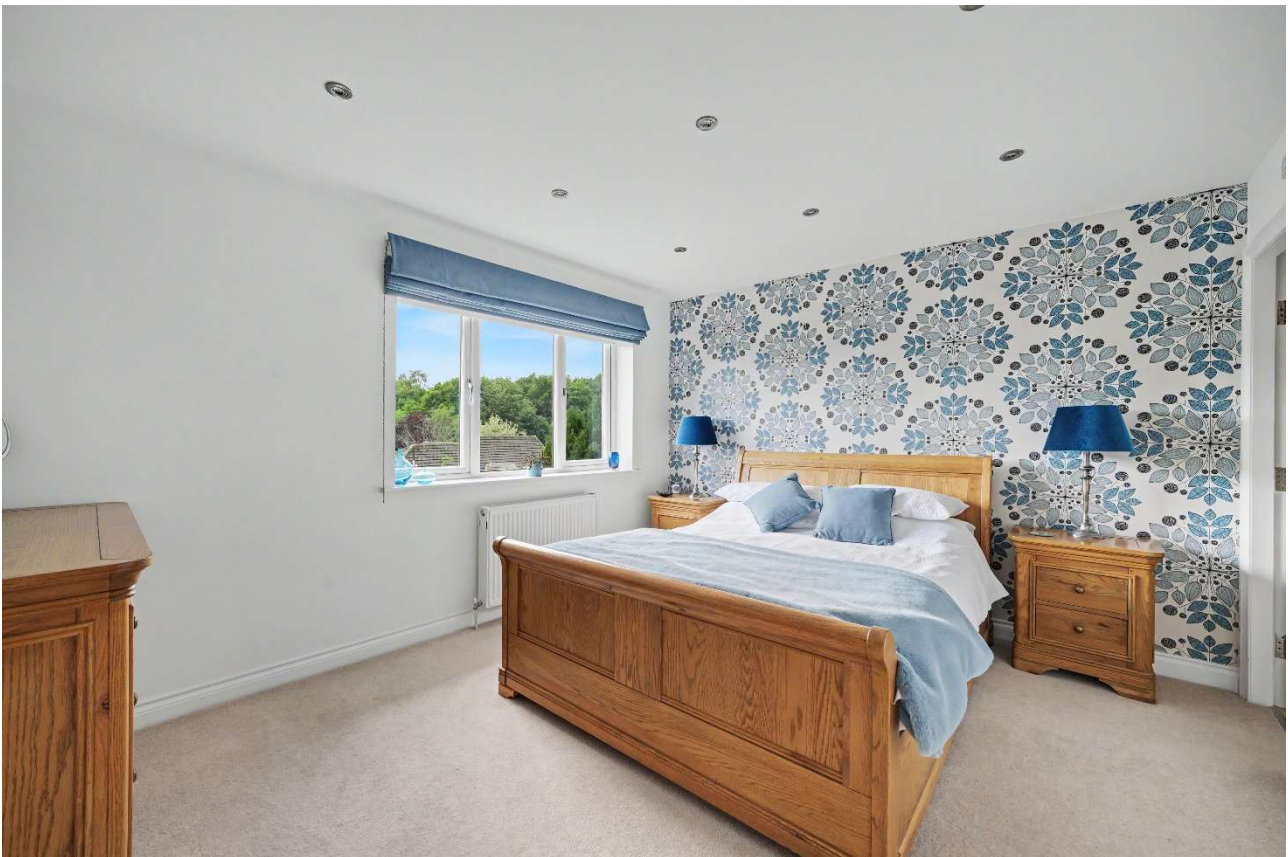
## LANDING

With inset LED downlighters, frosted uPVC double glazed window, central heating radiator, glass panelled balustrade with brushed stainless-steel handrail, linen cupboard with fitted shelving and light, loft access with retractable aluminium ladder leading to a partially boarded and insulated roof space with light. From the landing access can be gained to the following rooms: -

## BEDROOM ONE

*Measurements- 12'10" x 11'0"*

A double room situated to the rear of the property and having a uPVC double glazed window enjoying a lovely aspect over the properties garden together with woodland beyond and with views to one side stretching across to Castle Hill. There are inset LED downlighters, central heating radiator and doors giving access to a walk-in wardrobe and en-suite shower room.



## WALK-IN WARDROBE

*Measurements- 9'0" x 3'9"*

This has inset ceiling downlighters, frosted uPVC double glazed window and fitted open wardrobes with hanging rails, drawers beneath and shoe storage.

## EN-SUITE SHOWER ROOM

*Measurements – 8'8" x 7'0"*

With frosted uPVC double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail, shaver socket and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap with a mirror over, pelmet downlighter and adjacent mirror fronted vanity cupboard. There is a low flush w.c and large shower with glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



## BEDROOM TWO

*Measurements – 17'5" x 11'0"*

Another generous double room which has a uPVC double glazed window looking out to the front, there is a ceiling light point, central heating radiator and to one side a door gives access to an en-suite shower room.



## EN-SUITE SHOWER ROOM

*Measurements- 7'10" x 3'2"*

With inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising wall hung handwash basin with chrome monobloc tap, low flush w.c and a shower cubicle with a bi-fold door and chrome shower fitting.



### **BEDROOM THREE**

*Measurements- 10'8" x 10'9"*

This is situated adjacent to bedroom one and enjoys a similar aspect through a uPVC double glazed window. Once again this is a double room which has a ceiling light point and central heating radiator.



### **BEDROOM FOUR**

*Measurements- 14'0" maximum x 9'6"*

A double room which is currently utilized as an office and has a ceiling light point, central heating radiator and a uPVC double glazed window looking out to the front.



## FAMILY BATHROOM

*Measurements- 10'0" x 7'0"*

With inset LED downlighters, extractor fan, frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail, shaver socket and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap and inset mirror over, low flush w.c and tear drop panelled bath with curved shower screen, Virta chrome monobloc tap and Aqualisa chrome shower fitting over.



## OUTSIDE

### PARKING

There is a block paved driveway which provides off-road parking for four cars and this in turn leads to an integral garage.

### GARAGE

*Measurements- 17'7" x 9'5"*

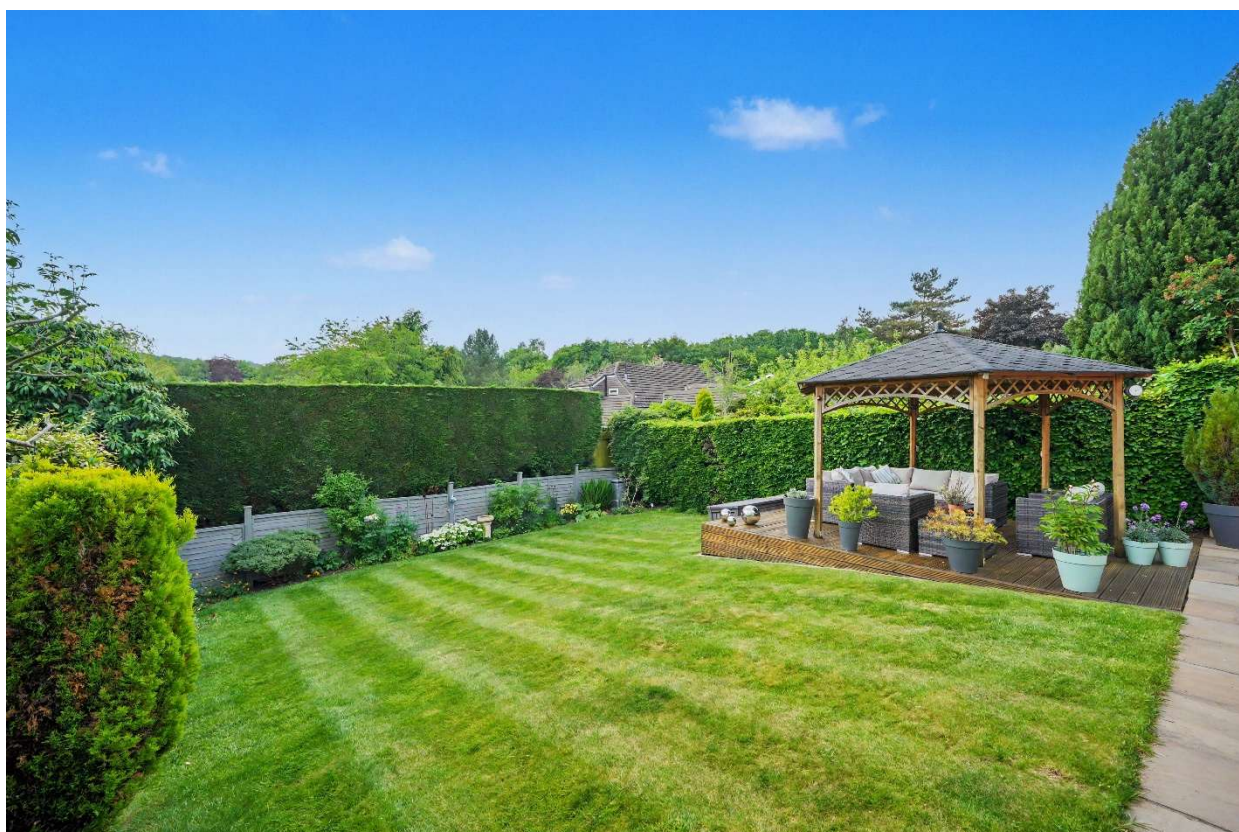
This has an electric sectional door, courtesy door to the hallway, power, light, cold water tap and wall mounted Worcester gas fired central heating boiler fitted in 2024 and has a 10-year warranty.



## GARDENS

To the front of the property there is an Indian stone flagged pathway with a gravelled area and to the left-hand side there is a useful metal garden shed. To the right-hand side of the property there is an Indian stone flagged pathway with gas and electric meters to one side and a secure metal hand gate opening onto an Indian stone pathway and steps leading down to the south westerly facing rear garden. This area incorporates a large Indian stone flagged patio which spans the full width of the house and beyond this there is a lawned garden together with planted trees, flowers and shrubs to the borders and an area of timber decking with timber gazebo. The gazebo has fairy lights together with LED up lighters in the decking, outside power points and up lighters around the border of the garden. To the far side of the property there is a gravelled area together with another metal garden shed.







### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system with Worcester boiler replaced in 2024.

Double glazing- The property has uPVC double glazing

Alarm- The property is fitted with a security alarm and CCTV

Property tenure – Freehold

Council tax band – F

Directions- Using satellite navigation enter the postcode HD2 2HF

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

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Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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