



## 31 Francis View, Fixby, Huddersfield, HD2 2GP

£415,000

A beautifully presented four-bedroom detached family home, ideally positioned on Francis View in the sought-after area of Fixby. Offering modern and stylish accommodation throughout, the property provides excellent family living space together with the added benefit of a converted garage, creating a versatile additional reception, room, bar, home office or playroom. Externally, the property benefits from private gardens and off-road parking, making this an excellent modern family home in a popular residential location.

#### Entrance Hall

A welcoming entrance hall with carpeted flooring and stairs rising to the first floor. Doors lead through to the living room and the impressive open-plan kitchen and dining room.

#### Living Room

A beautifully presented reception room featuring carpeted flooring and a bespoke fitted media unit with an attractive artificial fire and integrated LED lighting. A double-glazed window overlooks the front of the property, while glazed double doors open through to the kitchen and dining room, creating an excellent flow between the principal living spaces.

#### Kitchen & Dining Room

A fantastic contemporary space with vinyl flooring and a comprehensive fitted kitchen incorporating a range of wall and floor-mounted storage units with contrasting work surfaces. Integrated appliances include a dishwasher and oven, together with a gas hob, stainless steel splashback and extractor hood. Double-glazed windows overlook the rear garden, while double-glazed French doors open directly onto the rear terrace and garden. A walkway provides access to the utility room.

#### Utility Room

A useful and practical utility room with vinyl flooring, space and plumbing for a washing machine, wall-mounted scaffold-style shelving and a useful storage cupboard. Doors lead to the downstairs WC and directly out to the rear garden.

#### Downstairs WC

Fitted with a low-level flush WC, corner wash hand basin and extractor fan.

#### Reception Room / Bar

A fantastic additional reception room offering considerable versatility and currently arranged as a stylish home bar. The room features bespoke cabinetry, display shelving and a bespoke fitted bar area, together with warm-mounted radiators and attractive wooden wall panelling. There is ample space for seating, a front-facing window, wood-effect flooring and LED spotlights. The room would make an excellent entertaining space, family room, games room or additional lounge. The bespoke bar is further equipped with a drinks fridge.

#### First Floor Landing

The first-floor landing features attractive wooden wall panelling and provides access to all bedrooms and the family bathroom. There is also a loft hatch providing access to the roof space.

#### Principal Bedroom

A spacious principal bedroom featuring a decorative wood-panelled feature wall, newly fitted carpet and a UPVC double-glazed window overlooking the front of the property. A door leads through to the en-suite shower room.

#### En-Suite

A modern en-suite featuring tiled flooring and a generous walk-in shower cubicle with contemporary shower door and wall-mounted thermostat controls. There is also a frosted double-glazed window, low-level flush WC, pedestal wash hand basin and high-powered extractor fan.

#### Bedroom Two

A well-proportioned double bedroom with carpeted flooring, fitted wardrobes and a double-glazed window overlooking the front of the property.

#### Bedroom Three

Another good-sized double bedroom with carpeted flooring and a double-glazed window overlooking the rear garden.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

A

## EPC Rating:

B

