



Highcliffe Avenue | Fixby | Huddersfield | HD2 2NS

Asking price £335,000



SHERIDAN
BAILEY
PROPERTY

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Beautiful 3 bed detached chalet style property, located in a quiet cul-de-sac position in Fixby. Well presented with stand out private gardens and patio to rear, perfectly screened and far reaching views from first floor. The property briefly comprises, Entrance Hall, Living Room, Dining Room, Kitchen with breakfast bar, Utility, Bathroom and a Double Bedroom. On the first floor there is a study area and two further double bedroom. Externally, built on single garage with remote doors, private driveway, wrap around pathways to rear and beautiful lawns and borders.

- 3 bed detached chalet style home
- Beautiful gardens to front and rear
- Ground Floor Bedroom
- Garage and Private Driveway
- Cul-de-sac position

Entrance & Hallway

Main door to the side of the property leading into hallway with staircase off to first floor landing. Useful understairs storage

Kitchen

11'11 x 7'11 (3.63m x 2.41m)

Modern Kitchen comprising, a range of white hi gloss wall and base units, with black granite worktops over, breakfast bar, Belfast sink unit, Integrated appliances include 4 ring Bosch electric hob, Bosch electric oven and a dishwasher, Windows to side and rear with open view to gardens

Living Room

15'3 x 10'8 (4.65m x 3.25m)

Good size Living Room with sliding patio doors directly out to flagged patio area and stunning rear garden. Twin contemporary upright radiators. A lovely light and airy room. Two steps up lead to Dining Room.





Dining Room

11'1 x 8'8 (3.38m x 2.64m)

Partially open plan Dining Room - good space for entertaining and family celebrations. Window to side elevation.

Utility Room

6'0 x 5'5 (1.83m x 1.65m)

Utility Room with plumbing for washing machine, ample storage with wall and base units.

Family Bathroom

12'11 x 6'1 (3.94m x 1.85m)

Generous Bathroom, converted from a former bedroom and comprising, Roca 4 piece suite with low flush WC, bath, vanity unit, separate shower compartment with chrome shower fitting and tray, 2 obscure glazed windows to rear plus wall mounted vertical heated towel rail.

Bedroom 3

11'10 x 10'3 (3.61m x 3.12m)

Ground floor double bedroom with window to front elevation

Staircase to 1st Floor Landing

Study / Home Office Area

Good size landing allows for a study/home office space if required.

Bedroom 1 with Ensuite

13'6 x 9'11 (bedroom) (4.11m x 3.02m (bedroom))

Good size Double Bedroom with space into eaves. Window to front elevation.

Ensuite comprises, low level WC, wash handbasin and shower. Heated towel rail

Bedroom 2

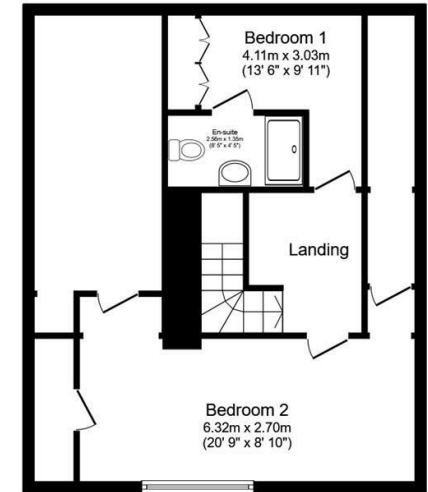
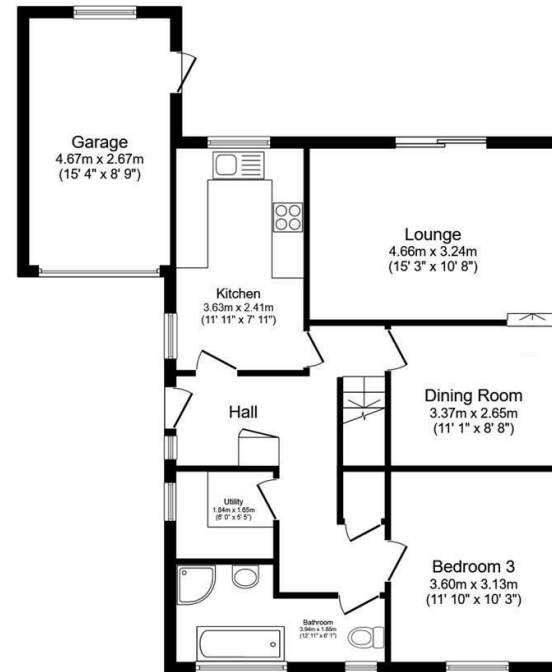
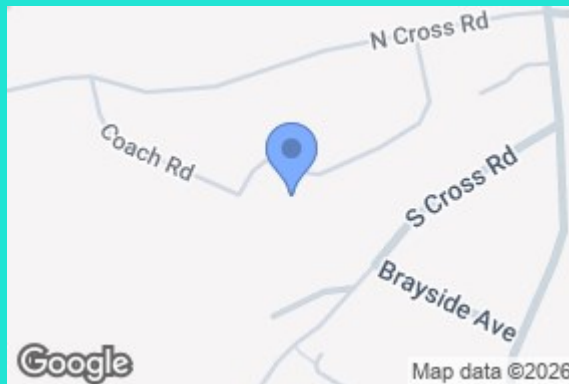
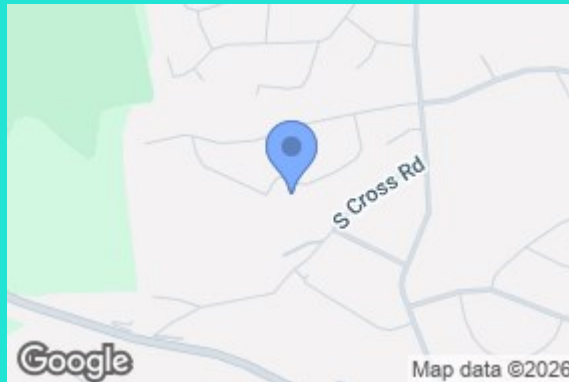
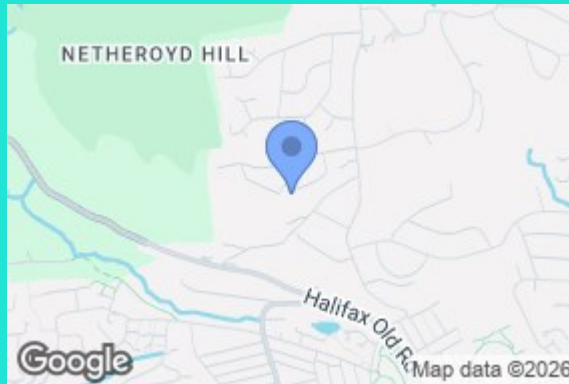
20'9 x 8'10 (6.32m x 2.69m)

Double bedroom with fitted wardrobes and beautiful private rear garden views and beyond.

Outside Space

Lovely plot situated in a quiet cul de sac position. The property benefits from a block paved double driveway with flagged pathway to both sides, with the front laid to lawn with mature shrubs and borders. External water supply. The rear of the property is stunning and beautifully presented with flagged stone patio to rear, timber sleepers and planted area, southerly aspect. A beautiful spot for these Summer evenings!

Built on Garage with remote controlled up and over door, access door to side, window to rear, power and lighting

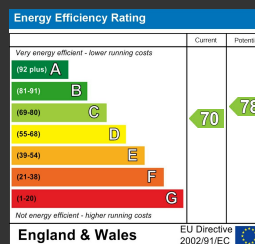


Ground Floor

First Floor

Total floor area: 145.2 sq.m. (1,563 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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