22 Fixby Road, Fixby, Huddersfield, HD2 2JN

Offers In Excess Of £625,000

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This substantial 5 bedroom detached property is situated in the much sought after and highly desirable residential area of Fixby. Boasting 5 bedrooms (2 with en suite facilities), the property has been extended from its original form and now provides this superb family home.

Having the benefit of an integral 1 bedroom annexe, which is ideal for those that require accommodation for a dependent relative. With modern well presented accommodation throughout, the property further provides gas fired central heating, uPVC double glazing and an integral garage.

The property must be viewed internally to fully appreciate the size, quality and position of this outstanding detached property.

Energy Rating: C

GROUND FLOOR:

A covered entrance porch sits at the front of the property, where access can be gained via a timber and glazed external door.

Entrance Hall

With Amtico style flooring, a central heating radiator and understairs storage cupboard.

Lounge

19'11" x 13'6" (6.07m x 4.11m)

This generous reception room has a uPVC double glazed window to the front, 2 central heating radiators, ceiling coving, sunken LED lighting, and the focal poing of the room is a gas and coal effect living flame fire which is set on to a marble hearth and backdrop, with fire surround and mantel.

Kitchen

17'1" x 8'9" (5.21m x 2.67m)

The flooring from the entrance hall leads through to the kitchen, which has a range of matching modern wall and base units with concealed lighting to the wall units, granite work surfaces and tiling to the walls. There are a range of integrated appliances, 7 burner gas Range, dishwasher, Belfast sink unit with mixer taps and side drainer, and an overhead extractor fan and light. The kitchen also has a walk-in pantry cupboard with automatic lighting.

Family Room

21'9" x 12'0" max + recess 11'9" x 5'2" (6.63m x 3.66m max + recess 3.58m x 1.57m)

This impressive open room is fitted with tiled flooring which incorporates underfloor heating, and there are full width bi-fold doors to the rear which give full access into the rear gardens.

Utility Room

10'6" x 5'7" (3.20m x 1.70m)

Fitted with a tiled floor, range of matching wall and base units with laminated work surfaces and part tiled walls. There is plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer, and an archway provides access to the inner vestibule.

Inner Vestibule

Providing access to the cloakroom/WC.

Cloakroom/WC

Furnished with a concealed flush WC, hand wash basin and central heating radiator. There are part tiled walls, a fully tiled floor and access door into the garage.

Garage

16'2" x 8'5" (4.93m x 2.57m)

Having a roller shutter door, power and light points.

ANNEXE:

An access door from the utility leads through to the annexe.

Lounge (Annexe)

12'7" x 11'7" (3.84m x 3.53m)

Peacefully situated to the rear of the property, with wood effect laminate flooring, a central heating radiator and built-in cloaks cupboard. A set of French doors lead directly into the rear gardens.

Kitchen (Annexe)

10'7" x 8'4" (3.23m x 2.54m)

Fitted with a range of matching wall and base units with laminated work surfaces, 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, 1.5 bowl stainless steel sink with mixer taps and side drainer, integral fridge and separate uPVC double glazed access door. A staircase then rises to the first floor.

First Floor (Annexe)

Bedroom (Annexe)

16'1" x 10'10" (4.90m x 3.30m)

Situated to the rear of the property, having a central heating radiator, uPVC double glazed window, built-in airing cupboard and a separate walk-in wardrobe (7'4" x 6'9") which provides hanging and shelving facilities.

En suite (Annexe)

Furnished with a 4 piece white suite comprising of a concealed flush WC, bidet, vanity wash basin with cupboards beneath and fully tiled shower cubicle. There is also a uPVC double glazed window, full tiling to both the walls and floor, together with a ladder style central heating radiator.

FIRST FLOOR:

Half Landing

With a central heating radiator and uPVC double glazed window.

Main Landing

With a central heating radiator and airing cupboard.

Master Bedroom

17'0" x 10'6" (5.18m x 3.20m)

Situated to the rear of the property, having a central heating radiator, uPVC double glazed window, Velux window and recessed wardrobes.

En suite Shower Room

Being fully tiled to both the walls and floor, the en suite is furnished with a 3 piece suite which comprises of a concealed flush WC, pedestal wash basin and walk-in shower cubicle with rainwater showerhead. There is sunken LED lighting and a ladder style radiator.

Bedroom

17'0" x 9'6" max (5.18m x 2.90m max)

Situated to the rear of the property, having a central heating radiator, uPVC double glazed window and an additional Velux window.

Bedroom

11'8" x 13'3" (3.56m x 4.04m)

Having a central heating radiator and uPVC double glazed window. This most spacious double bedroom also has an adjacent study.

Study

6'7" x 5'4" plus wardrobes (2.01m x 1.63m plus wardrobes)

With recessed wardrobes which providing hanging and shelving facilities, sunken LED lighting and a uPVC double glazed window.

Bedroom

11'5" x 7'0" (3.48m x 2.13m)

Having a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with 4 piece suite incorporating a pedestal wash hand basin, low flush WC, panelled bath and shower cubicle. There are part tiled walls, a fully tiled floor, uPVC double glazed window, extractor fan and central heating radiator.

Separate WC

Furnished with a 2 piece suite comprising of a 2 piece suite incorporating a low flush WC and a wash hand basin. There are part tiled walls, central heating radiator and a uPVC double glazed window.

OUTSIDE:

Access to the property is through a twin pillared entrance, which leads to the parking apron which provides off road parking for 5/6 vehicles and in turn leads to the integral garage. To the rear of the property there are fully enclosed gardens with flagged patio, lawns, flowerbeds and mature shrubs.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641) and pass through the traffic lights at Hillhouse and Fartown. Continue along this road passing the Asda supermarket on the right hand side and at the Bradley Bar roundabout take the left hand turning onto Fixby Road. The property can be found on the right hand side.

TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

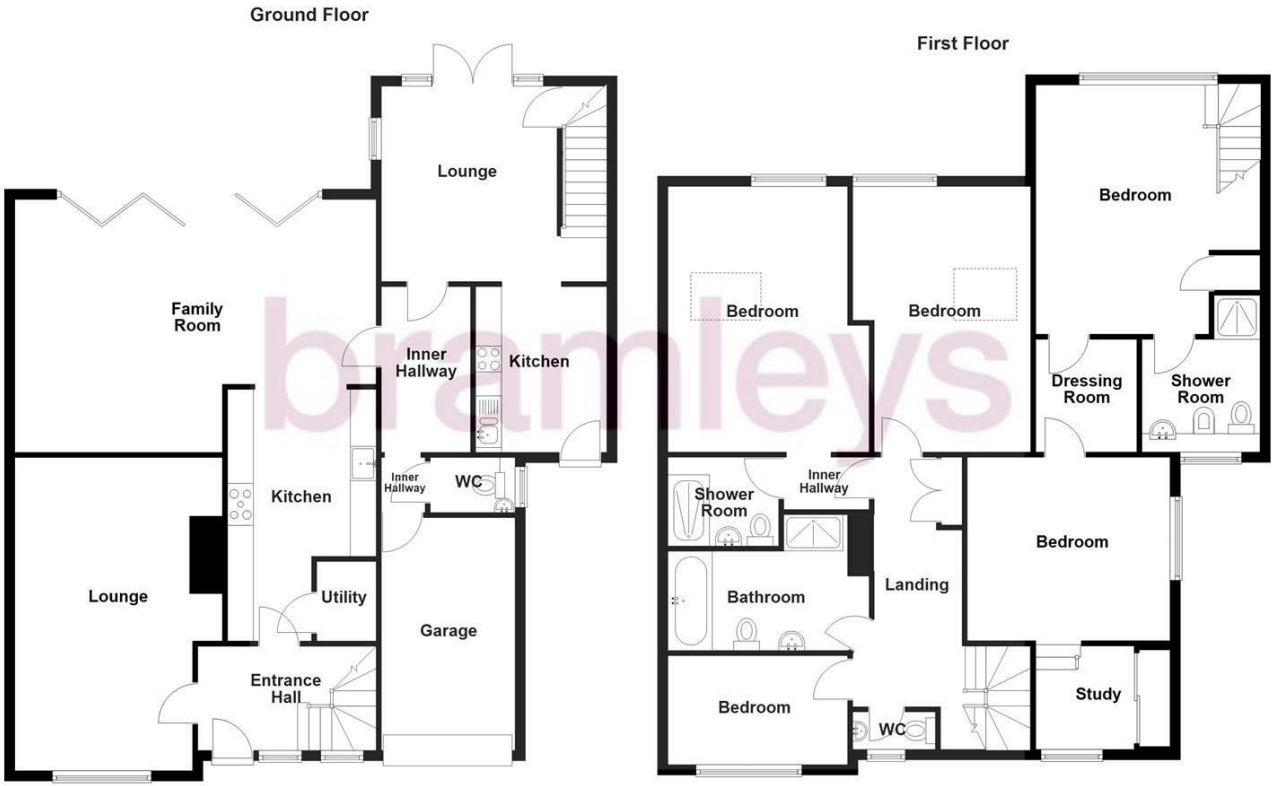
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

PS4



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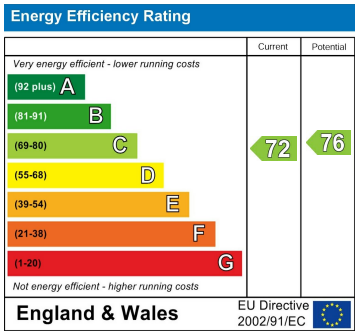

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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