



1 The Coppice, Fixby, Huddersfield, HD2 2JA
Asking Price £575,000

HAMILTON BOWER are pleased to offer for sale this immaculately presented THREE BEDROOM EXTENDED DETACHED TRUE BUNGALOW located in the sought after location of Fixby, HD2. With three double bedrooms including a master bedroom suite, two reception rooms including the recently extended sun room, and benefitting from a generous corner plot, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hallway, kitchen, lounge, dining room, sun room, house bathroom, master bedroom suite including dressing room and en-suite, two further double bedrooms and a sizeable loft. Externally the property has a well-presented sun-trap garden to the rear complete with patio, and to the side and front there is multiple off-street parking spaces, a double garage, lawn area and patio.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

INTERNAL

Entrance Hall



Generous entrance hall to the front of the property offering domed entrance to the bedrooms, and through to the kitchen and lounge.
The loft is accessible from the hallway, this offers great storage space and a power supply.

Kitchen



Spacious breakfast kitchen to the rear of the property with french doors to the garden and access through to the dining room.
The kitchen has tiled flooring throughout, offers space for a dining table and offers a wide range of shaker-style units with complementary worktops and upstands.
Appliances - inset range cooker with overhead extractor, fridge, freezer, microwave, belfast sink with drainer.

Sun Room



Recently extended sun room to the side of the property with a dual-aspect view and access to the front and rear of the property.
With dual-skylight windows offering an abundance of natural light - ideal for a snug/extra living space.

Lounge



Spacious lounge to the front of the property offering an abundance of natural light.
With a central gas fireplace, wall-panelling, and ample room for a three-piece suite as seen.

Dining Room



Dining room to the front of the property with access from the lounge, kitchen and sun room.
Offering ample room for a family dining table and dressing furniture as seen.

Primary Bedroom



Primary bedroom suite with a generous double bedroom, en-suite shower room and dressing room.
The bedroom offers space for a large bed with side tables, full-length wardrobes and dressing furniture.

Dressing Room



Master suite dressing room with a view to the rear garden of the property.
With full-length mirrored wardrobes with sliding doors, and space for a dressing table.

En-Suite



Contemporary master en-suite shower room with frosted window and tiled walls and flooring.

The shower room has a matching three-piece suite - walk in shower, wc, wash basin and towel rail.

Bedroom



Second bedroom, a further double with a view to the side of the property.

With full-length mirrored wardrobes, and ample room for a large bed with side tables and dressing furniture.

Bedroom



Third bedroom, the final double bedroom with a view to the side of the property.

Currently accommodating a single bed, but with space for a double with side tables, wardrobes and dressing furniture.

Bathroom



House bathroom located centrally in the property, with a frosted window to the garden.

Fully tiled with a matching white three-piece suite - bath with shower fitting, wc, wash basin and towel rail.

Loft

Large loft accessible from the entrance hallway, with a hatch and ladder.

Offering plenty of storage space and a power supply.

EXTERNAL



Rear



Well-presented garden to the rear of the property with access from the kitchen and sun room, or gated access from the driveway.

Offering an ideal sun-trap, with a patio area leading from the property presenting a good area for outdoor seating.

With a generous lawn, boundary fencing, space for a garden shed and second seating area.

Driveway

Driveway to the side of the property leading to the garage offering parking for at least four cars.

Garage



Double attached garage to the side of the property with electric door, power supply and offering ideal storage space for the property.

Front



Gated access to the front of the property with railed pathway leading to the front door.

The front has a well-presented garden area, and a recently added patio area to the front of the sun room ideal for outdoor seating.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	