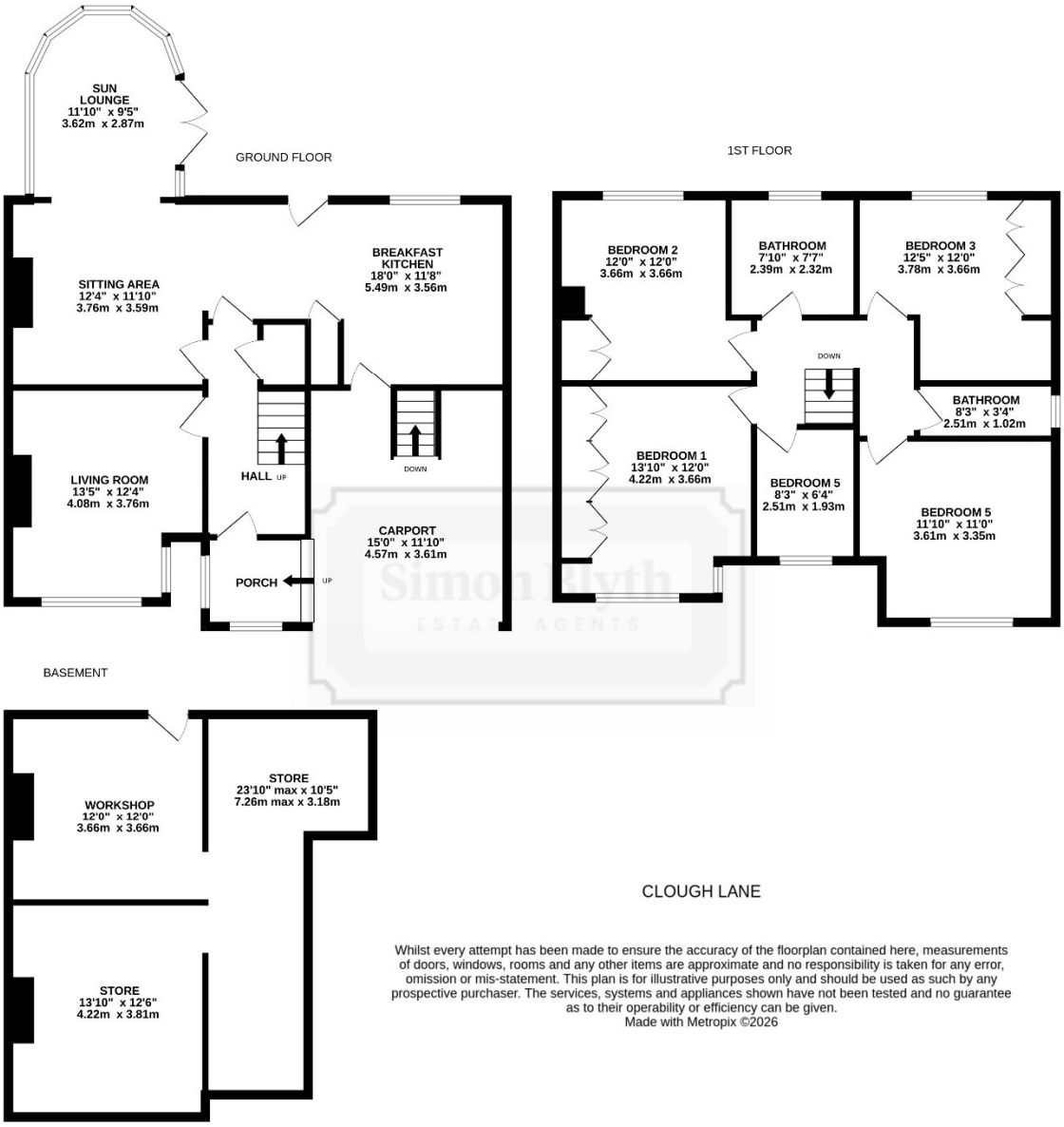


157 Clough Lane, Fixby, HD2 2JE

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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 beautifully presented five-bedroom, 2-bathroom semi-detached house with off road parking, covered car port, large sub floor storage area together with generous rear garden, detached insulated summer house and views over fields.

The property is located within this well-regarded suburb of Huddersfield which is well placed for local amenities, junctions 24/25 of the M62 and with railway stations in Huddersfield and neighbouring Brighouse.

Briefly comprising open porch, hall, living room, stylish modern fitted breakfast kitchen with integrated appliances, sitting area and sun lounge. First floor landing leading to five bedrooms and 2 bathrooms.

Offers Around £435,000

GROUND FLOOR

OPEN ENTRANCE PORCH

This has uPVC double glazed windows to two elevations, tiled floor and from here composite and frosted double glazed door opens into the entrance hall.

ENTRANCE HALL

With inset LED downlighters, oak effect laminate flooring, central heating radiator and to one side a glass panelled staircase with timber handrail rises to the first floor together with a useful storage cupboard beneath. From the hallway access can be gained to the following: -



LIVING ROOM

Measurements- 13'5" x 12'4"

A well-proportioned reception room which has a walk-in bay with uPVC double glazed windows looking out to the front, there is a ceiling light point, two wall light points, central heating radiator and mounted to the chimney breast there is a flame effect remote control electric fire.





BREAKFAST KITCHEN

Measurements- 18'1" x 11'8"

This is situated to the rear of the property and open plan to a sitting area, there is a uPVC double glazed window with adjacent uPVC and double-glazed door both of which provide this area with plenty of natural light and take advantage of some far-reaching views. There are numerous inset LED downlighters, oak effect laminate flooring (with underfloor heating to the kitchen section) and fitted with a range of grey gloss handleless soft closing cupboards, drawers, pan drawers and complemented by overlying quartz worktops which extend to from a breakfast bar with and an inset sink with chrome mixer tap with boiling water function, Neff four ring gas hob with angled Neff extractor hood over, Neff electric fan assisted oven, microwave combi oven, warming drawer, two Samsung integrated fridge freezers and integrated dishwasher. . Beneath the stairs there is a utility cupboard which has plumbing for an automatic washing machine and space for a tumble dryer over.





SITTING AREA

Measurements- 12'4" x 11'10"

As mentioned earlier this is open plan to the kitchen and has inset LED downlighters, central heating radiator, oak effect flooring and as the main focal point of the room housed within the chimney breast there is a multi-fuel stove resting on a tiled hearth with oak mantle over. From the sitting area access can be gained to the sun lounge.





SUN LOUNGE

Measurements- 11'10" x 9'5"

This has floor to ceiling uPVC double glazed windows together with French doors and from here there is a lovely aspect across fields with far reaching views and with the French doors opening onto a raised sun terrace. There is a ceiling light point, oak effect laminate flooring and two vertically hung radiators.



FIRST FLOOR

LANDING

With inset LED downlighters and loft access. From the landing access can be gained to the following rooms: -



BEDROOM ONE

Measurements- 13'10" x 12'0"

A good-sized double room which has a uPVC double glazed bay which looks out onto the green, there are two ceiling light points, picture rail, central heating radiator and a bank of wardrobes together with drawers and pelmet downlighters.





BEDROOM TWO

Measurements- 12'0" x 12'0"

A double room with a uPVC double glazed window enjoying lovely far-reaching views over fields and beyond. There is a ceiling light point, central heating radiator and to the left-hand side of the chimney breast a wardrobe.





BEDROOM THREE

Measurements- 12'5" x 11'11"

With a uPVC double glazed window overlooking the rear garden and with far reaching views beyond. There is oak flooring, wardrobe and a central heating radiator.





BEDROOM FOUR

Measurements- 11'10" x 11'1"

With a uPVC double glazed window looking out over the green, oak flooring, central heating radiator and ceiling light point. This room is currently utilised as a home office.



BEDROOM FIVE

Measurements- 8'3" x 6'4"

With a uPVC double glazed window looking out over the green. There is a ceiling light point and central heating radiator.



BATHROOM

Measurements- 7'10" x 7'7"

With a frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor, ceiling light point, extractor fan, under floor heating, heated towel rail and fitted with a suite comprising corner bath with tiled side panel, handwash basin, wall hung w.c. with concealed cistern and walk-in shower with two glazed panels and chrome shower fitting.



BATHROOM TWO

Measurements- 8'3" x 3'4"

With a frosted uPVC double glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor with under floor heating, chrome ladder style heated towel rail and fitted with a suite comprising handwash basin with chrome monobloc tap, low flush w.c. with concealed cistern and walk-in shower with glazed side panel and electric shower fitting.



OUTSIDE

PARKING

To the front of the property there is a block paved parking area with a further covered car port which has a flagged and cobbled floor, and steps leading down to a hand gate which leads to the rear of the property.

GARDENS

From the kitchen there is a raised crazy paved sun terrace with views across open fields and beyond, from here a metal hand gate opens onto a flight of steps leading down to a flagged patio where there are twin metal gates leading to an open storage area directly beneath the kitchen which has timber hand gates with steps leading up to the car port. Beneath the sun terrace there is a door giving access to a workshop. There are also outside cold and hot water taps.











WORKSHOP

Measurements- 12'0" x 12'0"

With power and light. From the workshop there is a doorway leading into a store which is 23'10" x 10'5". This has power, light and a wall mounted Vaillant gas fired central heating boiler and to one side there is access to a further store measuring 13'10" x 12'6".

SUMMER HOUSE

Measurements- 15'0" x 9'0"

Has insulated walls with uPVC double glazed French doors, uPVC double glazed window, feature wood panelling, tiled effect flooring and has a bar in one corner. Directly outside the French doors there is an area of composite decking and below the decking there is a shaped lawned garden which in the top right-hand corner has a herringbone block paved patio and from here there are views across open fields.



ADDTIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Security- The property has a fitted alarm system.

Tenure- Freehold

Council Tax Band- C

Directions- Using satellite navigation enter the postcode HD2 2JE

Double glazing- The property has uPVC double glazing

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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Simon Blyth 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 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)
have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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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

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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