

51 Francis View, Fixby, Huddersfield, HD2 2GP

**Reduced To £550,000**

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Offered with no upper chain. Situated in the popular and much sought after residential area of Fixby, is this newly built (in 2023), 4 bedroom detached property. 'The Warkworth' provides extensive family sized accommodation with en suite facilities to both the master bedroom and guest suite. Beautifully presented throughout, the present owners purchased the upgrade package which included granite work surfaces within the kitchen and full tiling to the bathrooms and downstairs WC. Externally there is off road parking to the front, access to the integral double garage and lawned garden. To the rear there is a spacious enclosed lawned garden ideal for entertaining.

Handily located between J.24 and J.25 of the M62, the property is ideally located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

Located on a private cul-de-sac, the property would make an ideal purchase for those with a young and growing family.

The property will also come with an NHBC Warranty for 8 years.

Energy Rating: B











## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With a tiled floor, central heating radiator and spindle rail balustrade staircase rising to the first floor.

### Lounge

16'0" x 11'10" (4.88m x 3.61m)

Situated to the front of the property, having a uPVC double glazed bay window, 2 central heating radiator, uPVC double glazed bay window and double doors which give access to the entrance hall

### Dining Room

10'9" x 12'5" (3.28m x 3.78m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Breakfast Kitchen

18'1" x 12'4" (5.51m x 3.76m)

Fitted with a range of matching high gloss wall and base units with granite work surfaces, integrated 5 ring gas hob with overhead extractor fan and light, split level double oven and grill, fridge, freezer and dishwasher. There is full tiling to the floor which extends from the entrance hall, 1.5 bowl Franke sink unit with mixer taps and granite drainer. An archway leads through to the utility room.

### Utility Room

8'10" x 5'10" (2.69m x 1.78m)

The tiling extends from the kitchen into the utility which is fitted with high gloss base units, granite work surfaces and integrated washer and dryer.

### Cloakroom/WC

Furnished with 2 piece white suite incorporating low flush WC and wash hand basin. There is a fully tiled floor and walls, central heating radiator and a uPVC double glazed window.

## FIRST FLOOR:

### Galleried Landing

With spindle rail balustrade, a central heating radiator, built-in airing cupboard and a uPVC double glazed window.

### Master Bedroom

16'2" x 10'11" (4.93m x 3.33m)

Peacefully situated to the rear of the property, this most spacious master bedroom has a central heating radiator, feature corner alcove housing the dressing area which has 2 sets of fitted wardrobes with sliding mirrored doors and providing hanging and shelving facilities.





## En suite Shower Room

Being fully tiled to both the walls and floor. The en suite is furnished with a 3 piece white suite incorporating low flush WC, floating wash basin with drawer units beneath and fully tiled, double width shower cubicle. There is a central heating radiator, chrome ladder style towel rail/radiator, uPVC double glazed window and sunken LED lighting.

## Guest Suite

11'10" x 12'0" (3.61m x 3.66m)

A most spacious guest suite which is fitted with wardrobes which provide hanging and shelving facilities, a central heating radiator, uPVC double glazed window and an access door into the en suite.

## En Suite Shower Room

Being fully tiled to both the walls and floor. There is a low flush WC, wall hung wash basin with drawer units beneath and a double width walk-in shower cubicle. There is a central heating radiator, uPVC double glazed window, sunken LED lighting and separate chrome, ladder style radiator/towel rail.

## Bedroom 3

12'5" x 9'0" (3.78m x 2.74m)

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

## Bedroom 4

9'8" x 10'8" (2.95m x 3.25m)

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

## Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, wall hung wash basin with drawer units beneath, panelled bath and fully tiled shower cubicle. There is a central heating radiator, fully tiled floor and walls, sunken LED lighting and a uPVC double glazed window.

## Integral Double Garage

19'7" max x 16'9" min (5.97m max x 5.11m min)

A most spacious double garage which has double width up and over door, power and light points, electric car charging point and houses the combination central heating boiler.

## OUTSIDE:

To the front of the property there is a double width, block paved parking apron with adjacent lawned garden. To the rear of the property there is a flagged seating area, outside water tap and lawned gardens which are fully enclosed by timber fencing.

## 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), passing through the traffic lights at Hill House and Fartown Bar. Continue up Bradford Road, going straight ahead. On reaching Bradley Bar roundabout take a left hand turning into Fixby Road, continue along this road for approximately 1/2 mile and then take a left hand turning into Lightridge Road, after a short distance turn right into Francis View, right again and then your first left. The property will be found on the right hand side, identified by a Bramleys for sale board.

## TENURE:

The title has not yet been split from the main development, this is due to completion of the build taking place in October 2023. Therefore the title will be split on completion of a new sale.

## COUNCIL TAX BAND:

F

## 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.

## NHBC Warranty

The vendor informs us that the property comes with an NHBC 10 year warranty.















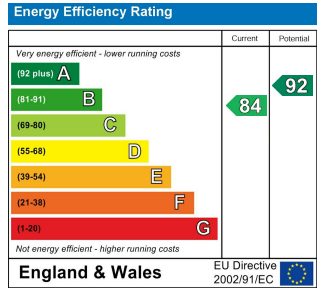





Floor 0




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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