Francis View, Huddersfield, HD2 2GP

£400,000

Edkins & Holmes
ESTATE AGENTS

A beautifully presented four-bedroom executive detached home offering stylish and spacious accommodation, with contemporary interiors and a unique entertaining space created within the former garage.

The ground floor accommodation comprises a welcoming entrance hall, spacious lounge featuring a contemporary media wall and a modern dining kitchen providing an excellent sociable space for everyday family life and entertaining. There is also a separate utility room, cloakroom/WC and an impressive bar, converted from the former garage and featuring a bespoke fitted bar area.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, together with a modern house shower room.

Externally, a block-paved driveway provides ample off-road parking, complemented by an open lawned garden to the front. To the rear is an attractive enclosed garden designed with ease of maintenance in mind, incorporating an artificial lawn and paved patio, ideal for outdoor dining and entertaining.

Francis View is located within the highly regarded residential area of Fixby, a popular choice for families and commuters. The area is conveniently placed for access to Huddersfield and Halifax, together with the M62 motorway network, making it particularly well positioned for those travelling towards Leeds and Manchester. A range of local amenities, well-regarded schools and recreational facilities are also within easy reach.

Beautifully maintained and presented to an excellent standard throughout, this is a superb family home combining generous accommodation, contemporary styling and excellent space for entertaining.

Inner Hall
Understairs storage.

Entrance Hall
Wall panelling. Radiator. UPVC double glazed door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Radiator.

Lounge 15'8" x 10'9" (4.778 x 3.284)
Media wall with inset electric fire. Radiator. UPVC double glazed window to front elevation.

Second Reception Room 19'4" x 9'7" (5.907 x 2.936)
Utilised as a bar. Fitted bar with fridge. Wall panelling. Boiler in cupboard. Traditional style. UPVC double glazed window to front elevation.

Dining Kitchen 8'10" x 18'9" (2.710 x 5.737)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel and glass cooker hood. Integrated dishwasher. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Utility Room 5'6" x 5'7" (1.685 x 1.712)
Base units. Plumbing for washing machine. Radiator. Composite door to rear elevation.

Landing
Stairs from Entrance Hall. Cupboard housing water tank. Radiator.l

Master Bedroom 13'0" x 10'9" (3.971 x 3.295)
Wall panelling. Radiator. UPVC double glazed window to front elevation.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 13'0" x 10'4" max (3.977 x 3.165 max)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 11'9" x 8'8" max (3.604 x 2.664 max)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 11'10" x 8'9" (3.609 x 2.680)
Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Shower Room
Wash hand basin. Low flush W.C. Walk-in shower cubicle. Fully tiled. Extractor fan. Radiator. UPVC double glazed window to rear elevation.

Parking
Block paved driveway with parking for two cars.

Front Garden
Lawn garden.

Rear Garden
Enclosed artificial lawn and patio garden.

Council Tax Band
D

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
librarian.galaxy.going

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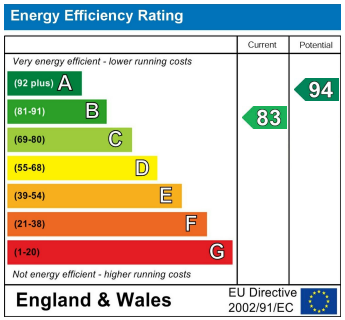

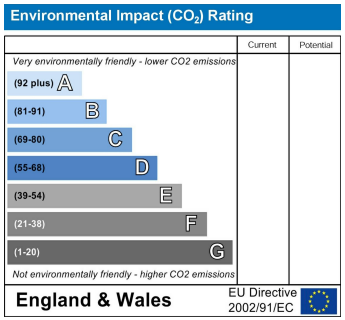

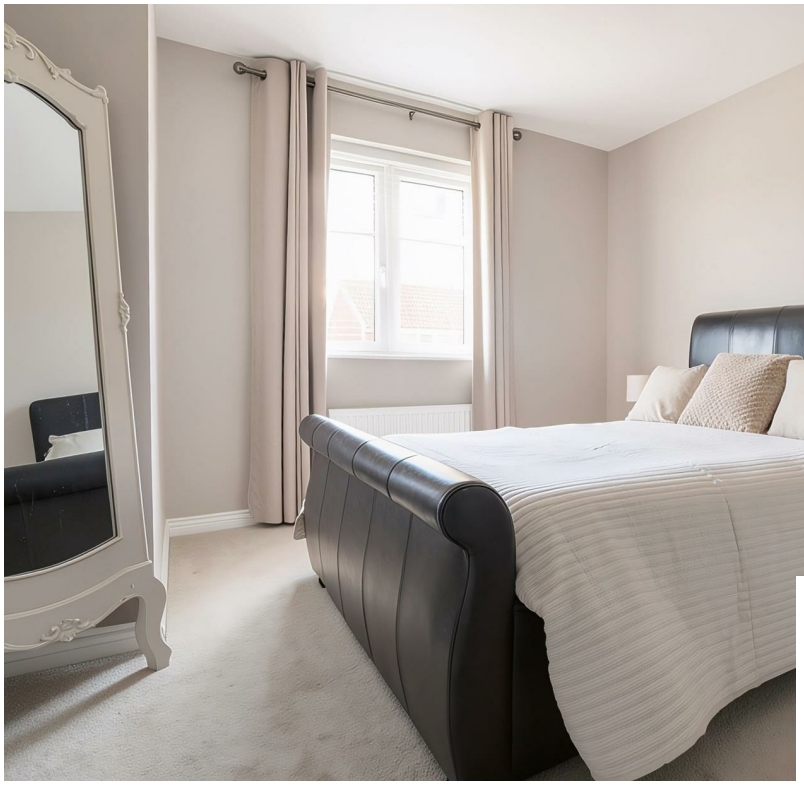

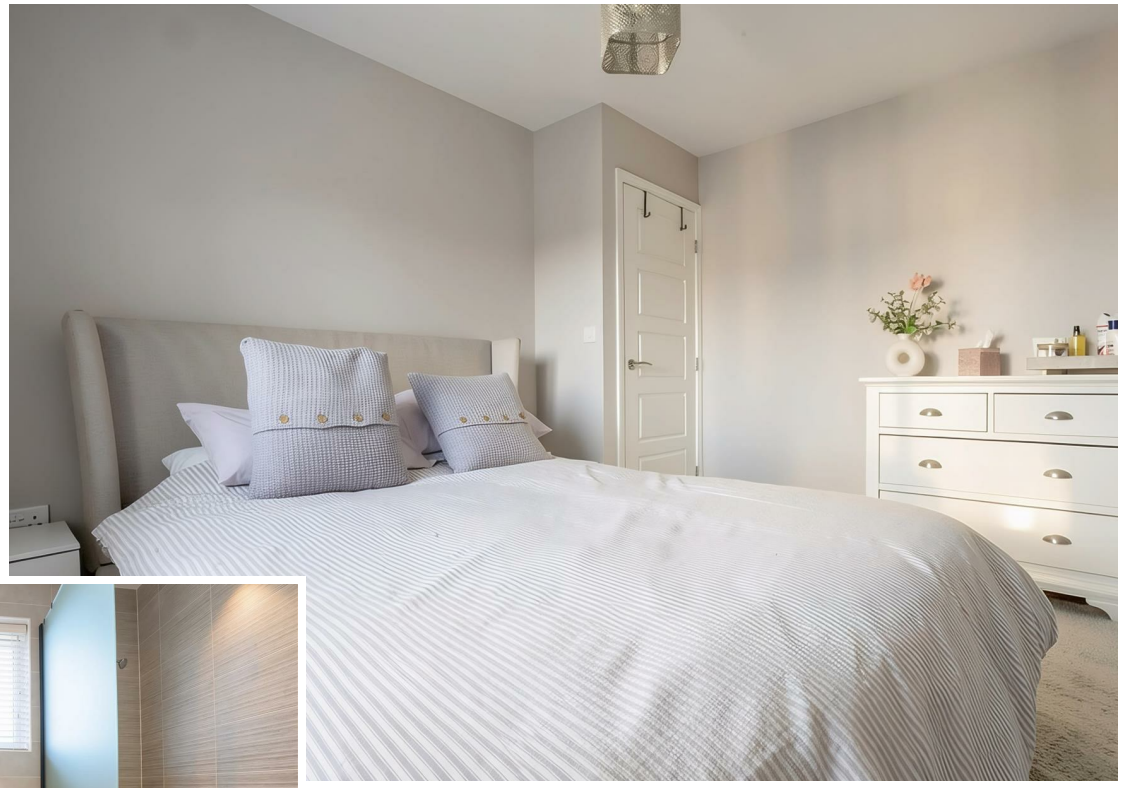

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