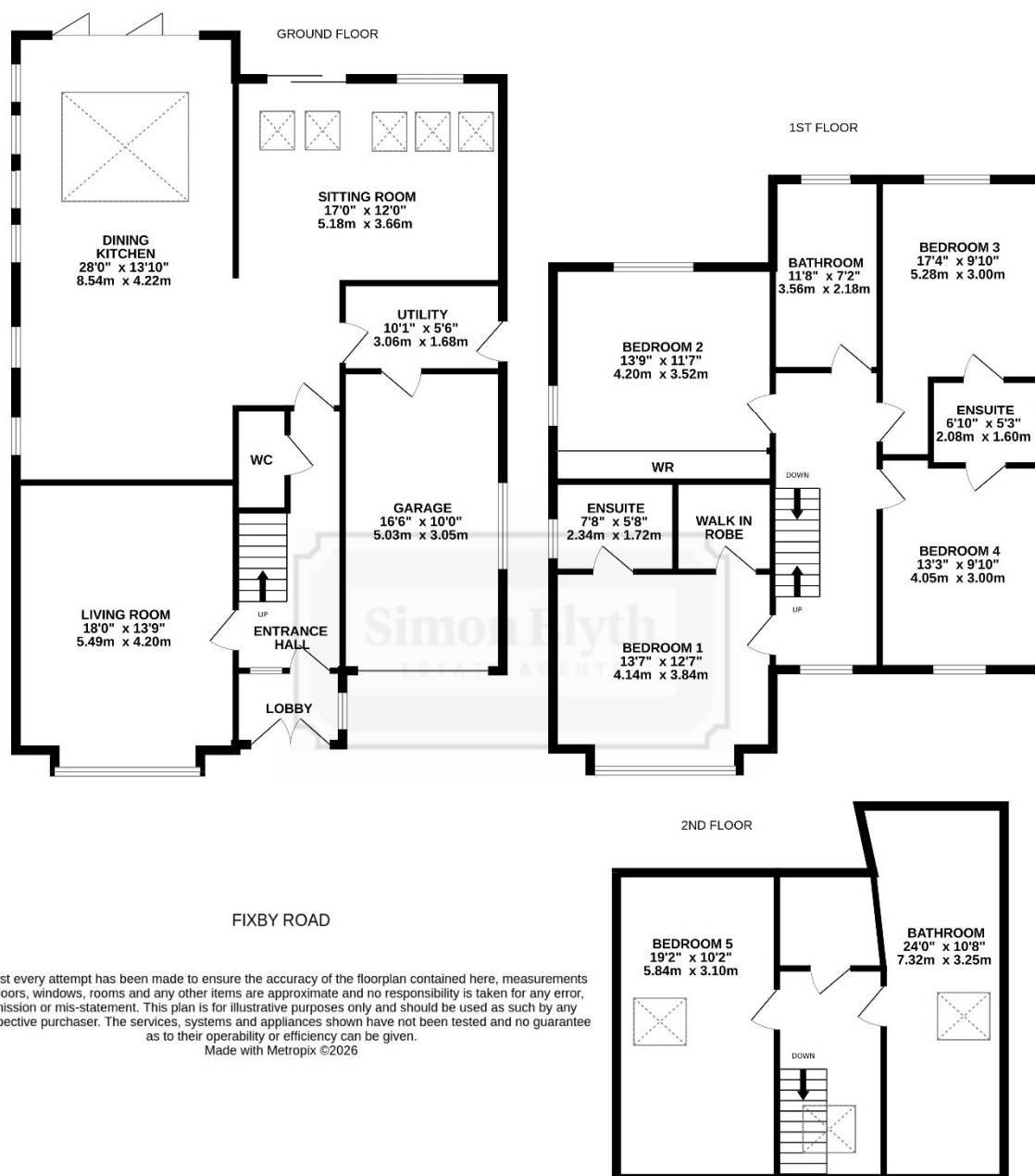




50B Fixby Road, Fixby, Huddersfield, HD2 2JQ



PROPERTY DESCRIPTION

An impressive extended 5 bedroom, 4 bathroom detached family house standing behind a sliding electric gate on a service road which is elevated and screened by trees, running parallel to Fixby Road.

This stylish and well appointed home was constructed circa 2008 has been designed to complement the existing Jagger built houses which line Fixby Road with the current owners extending out to the rear to create a fabulous dining kitchen with glazed atrium, bi fold doors and partially open plan to an adjacent sitting room, there is also a bay fronted living room, utility room and downstairs w/c. To the first floor there are 4 bedrooms (3 with ensuite facilities) and family bathroom. To the second floor a spacious landing leads to bedroom 5 and bathroom. There is a gas central heating system with underfloor heating to the ground floor, uPVC and aluminium double glazing and security alarm. There is off road parking for a number of cars, integral garage with electric door and low maintenance gardens.

Fixby is an ideal location for M62 access, together with railway stations in Huddersfield and Brighouse along with local shopping facilities.

Offers Around £700,000

GROUND FLOOR

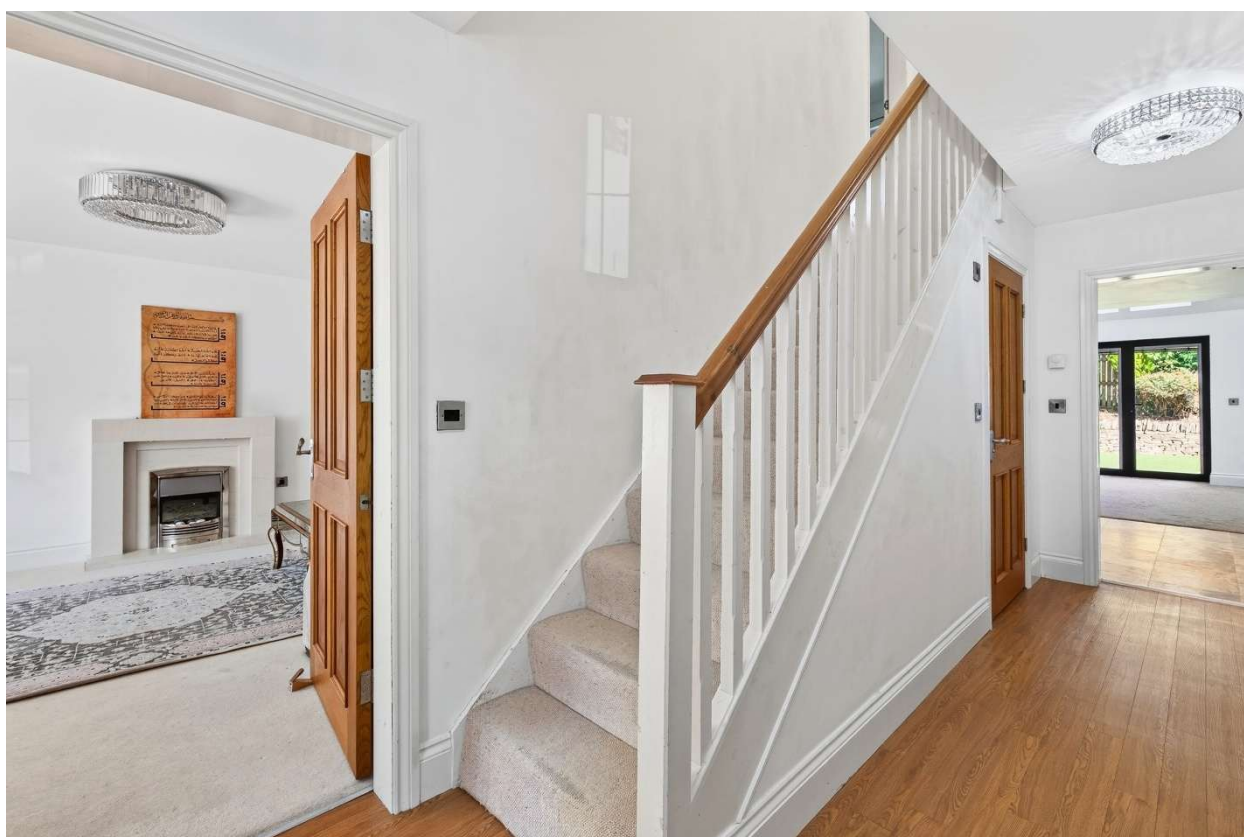
ENTRANCE PORCH

Measurements – 6'8" x 5'0"

This has twin timber and sealed unit double glazed bevelled glass doors, there is a uPVC double glazed window to the side elevation, stone flagged floor, inset LED downlights and from here a composite panelled and double-glazed door opens into the entrance hall.

ENTRANCE HALL

With two ceiling light points, Karndean oak effect flooring, to one side a spindled rises to the first floor together with downstairs w.c. beneath.



DOWNSTAIRS W.C.

With a ceiling light point, extractor fan, travertine tiled floor and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap, tiled splashback and low flush w.c. From the hallway there are doors giving access to the living room and dining kitchen and sitting area.

LIVING ROOM

Measurements- 18'0" into bay x 13'9"

A comfortable and well-proportioned principal reception room which has a walk-in bay with uPVC double glazed windows looking out over the front garden, there is a ceiling light point, inset LED downlighters and as the main focal point of the room a feature fireplace with limestone surround and home to a flame effect electric fire which rests on a limestone hearth.





DINING KITCHEN

Measurements – 28'0" x 13'10"

As the dimensions indicate this is a particularly spacious area which is open plan to the sitting room ideal for those who wish to entertain. There is an abundance of natural light from six uPVC double glazed windows which run along the side elevation together with a glazed atrium and four section aluminium double glazed bi-fold doors with integrated blinds giving access to the rear garden together with LED lighting around the Bi-folds, there are inset LED downlighters, travertine tiled floor and a herringbone engineered oak flooring, there is an extensive range of cream gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying granite worktops with matching granite splashbacks, there is a five ring Neff gas hob with Neff stainless steel extractor hood over, twin Neff stainless steel electric fan assisted ovens, integrated wine cooler, integrated Neff microwave, Samsung American style fridge freezer with water and ice dispenser, Bosch integrated dishwasher and island unit with drawers, pan drawers and overlying granite worktops which extend to form a breakfast bar.





SITTING ROOM

Measurements – 17'0" x 12'0"

This is situated adjacent to the dining kitchen which once again enjoys and abundance of natural light from five Velux double glazed windows, uPVC double glazed windows adjacent aluminium double-glazed patio doors with integrated blinds giving access to the rear garden. There is a recessed bookcase with LED lighting, ceiling light point, two wall light points and to one side a door gives access to the utility room.



UTILITY ROOM

Measurements – 9'6" x 5'6"

With a travertine tiled floor, uPVC and frosted double glazed door, inset LED downlighters, courtesy door to the garage and having cream gloss base cupboards and drawers with contrasting overlying timber effect worktops with an inset single drainer stainless steel sink with chrome mixer tap, tiled splashbacks and under counter space for washing machine and tumble drier.

FIRST FLOOR

LANDING

With two ceiling light points, central heating radiator, uPVC double glazed window and staircase rising to the second floor. From the landing access can be gained to the following rooms: -



MASTER BEDROOM

Measurements- 13'7" x 12'7" into bay

A generous double room which has a walk-in bay with uPVC double glazed windows looking out over the front garden, there is a ceiling light point, central heating radiator, fitted floor to ceiling mirror fronted sliding door walk-in wardrobe which measures 5'8" x 5'6", this has fitted dual height cloaks rails and storage. Adjacent to the walk-in wardrobe there is an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 5'8" x 7'8"

With LED downlighters, extractor fan, frosted uPVC double glazed window, chrome ladder style heated towel rail, shaver socket, travertine tiled walls and travertine tiled floor, wall hung hand wash basin with chrome mixer tap, low flush w.c. and large walk-in shower with glazed side panel and chrome shower fitting.

BEDROOM TWO

Measurements – 11'7" measured to wardrobes x 13'9"

With uPVC double glazed windows looking out over the rear garden with further natural light from a frosted uPVC double glazed window to one side, there is a ceiling light point, central heating radiator and a bank of part mirror fronted wardrobes which are almost floor to ceiling in height.



BEDROOM THREE

Measurements – 17'4" maximum x 9'10"

With a uPVC double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and a door giving access to a Jack and Jill en-suite which also serves bedroom four.



JACK AND JILL EN-SUITE

Measurements- 6'10" x 5'3"

This has inset LED downlighters, extractor fan, frosted uPVC double glazed window, travertine tiled walls, travertine tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising hand wash basin with chrome mixer tap, low flush w.c. and corner shower cubicle with chrome shower fitting.



BEDROOM FOUR

Measurements- 13'4" x 9'10"

This has a uPVC double glazed window looking out to the front, there is a ceiling light point and central heating radiator.



FAMILY BATHROOM

Measurements- 11'8" x 7'2"

With inset LED downlighters, frosted uPVC double glazed window, shaver socket, chrome ladder style heated towel rail, travertine tiled walls, travertine tiled floor and fitted with a suite comprising free standing oval bath with chrome mixer tap and separate hand spray, wall hung hand wash basin with chrome mixer tap and low flush w.c.



SECOND FLOOR

LANDING

With Velux double glazed window, ceiling light point, useful storage cupboard and having enough space to be utilised as a study area. From the landing access can be gained to the following rooms: -

BEDROOM FIVE

Measurements- 19'2" x 10'2"

With a Velux double glazed window, ceiling light point and central heating radiator.



BATHROOM

Measurements- 24'8" x 10'8" maximum

With a Velux double glazed window, extractor fan, chrome ladder style heated towel rail, central heating radiator, travertine tiled floor and fitted with a suite comprising free standing bath with chrome mixer tap and separate hand spray, pedestal wash basin with chrome mixer tap and tiled splashback and low flush w.c. It should be noted that this room has a mono pitched ceiling and has restricted head height.



OUTSIDE

PARKING

The property is approached through a single sliding electric gate which opens onto a gravel driveway with a block paved border and this provides off-road parking for a number of cars and in turn gives access to an integral garage.

GARAGE

Measurements- 16'6" x 10'0"

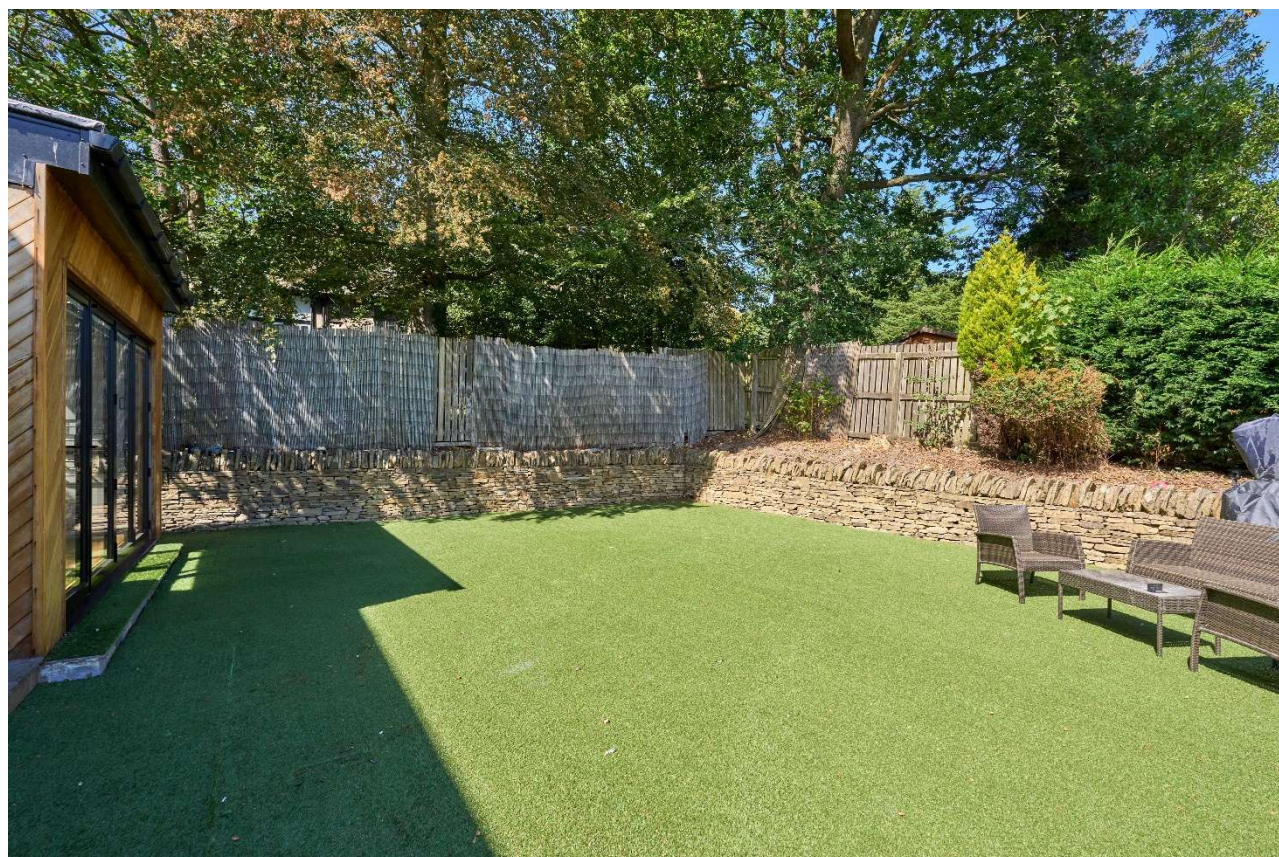
With an electric sectional door, uPVC double glazed windows to the side elevation, ceiling light point, courtesy door to the utility room and in one corner there is the central heating system which includes an ideal wall mounted gas fired central heating boiler and an RM revolution hot water storage cylinder.

GARDENS

To the front of the property there is a lawned garden together with an Indian stone flagged pathway giving access to the front door where there are two wall mounted external lanterns. To either side of the property there are secure metal hand gates both of which give access to the rear garden and in one corner there are planted trees and shrubs. To the righthand side of the property just beyond the hand gate there is an EV charging point and an Indian stone pathway leading to a low maintenance rear garden. The rear has an extensive area of AstroTurf with a dry-stone wall border to two elevations; there are planted conifers and external lighting.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system with wet under floor heating to the ground floor with a section of the dining kitchen having under floor heating and panelled radiators to the first and second floor.

Double glazing- The property has uPVC and aluminium double glazing.

Council Tax Band- F

Property tenure – Freehold

Directions- Using satellite navigation enter the postcode HD2 2JQ

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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