Waterbeach, 11 Lightridge Close, Fixby, Huddersfield, HD2 2HW

Reduced To £730,000

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NO UPPER CHAIN - SUPERB DETACHED PROPERTY - READY TO MOVE INTO

Occupying a generous and private plot, set back from the roadside, is this unique detached residence. Offering spacious and versatile accommodation with exciting scope for further enhancement, making it an ideal choice for growing families. Currently providing three well-proportioned bedrooms, there is a substantial first-floor room (21'7" x 17'9") which has potential to be converted into a fourth bedroom/master suite (subject to any necessary consents) allowing buyers to tailor the home to their own requirements.

At the heart of the home is a quality fitted dining kitchen featuring an attractive central island, complemented by a useful utility room and a delightful conservatory overlooking the gardens. The sizeable lounge provides an inviting space for relaxation and entertaining, while the ground floor also benefits from two double bedrooms and a three piece shower room. The master bedroom at first floor has extensive fitted furniture and enjoys the luxury of a huge beautifully appointed en-suite bathroom.

Externally, the property stands within a lovely mature garden plot offering a high degree of privacy. There is a large attached garage to the rear with internal access and a generous gated driveway which offers ample off-road parking for multiple vehicles.

Enjoying convenient access to a range of local amenities, schools and excellent transport links, including the nearby M62 motorway network.

GROUND FLOOR:

Enter the property through a timber and glazed entrance door.

Entrance Hall

A light and spacious entrance hall, which has a staircase rising to the first floor, 2 central heating radiators, wall light points, a spacious under stair storage area and internal access to the garage.

Dining Kitchen

33'3" max x 14'6" (10.13m max x 4.42m)

A beautifully appointed and light-filled kitchen fitted with an extensive range of quality wall and base units with complementary drawers, topped with stylish quartz worktops. A central island incorporates the hob and provides a breakfast bar, creating an ideal space for both everyday living and entertaining. The kitchen is further equipped with a sink with mixer tap and an instantaneous hot water tap, a Neff double oven, and an integrated dishwasher. There is space for an American-style fridge freezer, with the current appliances included in the sale. Flooded with natural light, the kitchen flows seamlessly into the dining area and conservatory, creating an excellent open-plan family and entertaining space.

Conservatory

12'9" x 9'10" (3.89m x 3.00m)

The conservatory provides a pleasant outlook over the private lawned garden to front. With fitted blinds and a set of sealed unit double glazed French doors to the side, which lead out onto a flagged terrace.

Utiity Room

6'2" x 4'9" (1.88m x 1.45m)

The utility has a sealed unit double glazed window and space/plumbing for a washing machine.

Lounge

19'7" x 14'3" (5.97m x 4.34m)

A lovely spacious reception room, which has a fireplace surround with living flame coal gas fire. There are also 2 central heating radiators, wall light points, a large sealed unit double glazed window to the front and two feature port hole style windows to the side.

Bedroom 2

12'9" x 10'11" (3.89m x 3.33m)

This double room has a bank of 8 door fitted wardrobes to one wall, a central heating radiator and uPVC double glazed window to the rear elevation.

Shower Room

Having tiling to the walls, a corner shower enclosure, low flush WC and a vanity sink unit. There is also a ladder style radiator, built-in shelving unit and window to the rear.

Bedroom 3

10'10" x 9'6" (3.30m x 2.90m)

Another double room with 5 door fitted wardrobes. Also having a central heating radiator and a sealed unit double glazed window.

FIRST FLOOR:

Landing

The landing has a feature arched window to the rear, spindle balustrade staircase and a central heating radiator. Accessed from the landing is a useful store room with interior light.

Master Bedroom

19'7" x 12'8" (5.97m x 3.86m)

This superb master bedroom has an extensive range of high quality fitted wardrobes providing hanging and shelving facilities and matching twin bedside cabinets. There are wall light points and a uPVC double glazed window to the front elevation which overlooks the private front garden.

En suite Bathroom

A luxurious en suite bathroom, which is furnished with a superb 5 piece suite comprising of a walk-in shower area, low flush WC, a bespoke vanity his and hers sink unit and panelled bath with antique style showerhead attachment. There are inset ceiling spotlights, part tiled walls, wood effect flooring and a window which provides ample natural light.

Additional Room/Potential Bedroom

21'7" x 17'9" (6.58m x 5.41m)

A superb addition to the property, which offers potential to provide an additional bedroom, large dressing area or home office (subject to any necessary planning consents).

OUTSIDE:

To the front of the property there is a gated block paved driveway which provides easy entry and exit for multiple vehicles. The sizeable front garden provides a high degree of privacy, is mainly lawned with well stocked mature planted borders with a variety of trees and bushes which provide a pleasant aspect and screening from the roadside. There is a raised terraced patio which can be accessed from the French doors of the conservatory, an ideal spot for alfesco dining in the warmer months. A further gate to the side provides additional security and leads to the rear garden. To the rear is a generous attached garage, and there is also a blocked paved parking area for easy maintenance, with further rockery garden and hedging on the perimeter.

Garage

18'8" x 16'3" (5.69m x 4.95m)

Accessed via an electric door, there is also internal access to the house. The garage houses the Baxi central heating boiler and has internal power and lighting.

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 Hillhouse and Fartown Bar. Continue along the main road and proceed straight ahead at the roundabout by Asda supermarket. At the next roundabout, take the first exit into Fixby Road and follow this road up the hill as it becomes Clough Lane. Turn left into Lightridge Road and proceed past the entrance to Huddersfield Golf Club, after a short distance bear right into Cowcliffe Hill Road and proceed down the hill. Lightridge Close will be found as a turning on the left and the property can be found on the left hand corner (there are two gated entrance/exit to the driveway).

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

Floor 0

Floor 1

Approximate total area(1)

264.6 m²

2847 ft²

Reduced headroom

17.7 m²

191 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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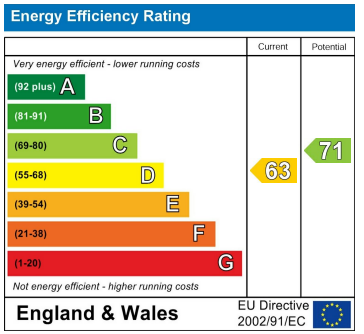
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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



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