



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Francis View  
Fixby, Huddersfield



## 4 Francis View Fixby, Huddersfield

£425,000

YORKSHIRE'S FINEST ESTATE AGENTS ARE DELIGHTED TO INTRODUCE TO THE MARKET THIS STUNNINGLY PRESENTED, FOUR-BEDROOM DETACHED PROPERTY, SITUATED IN THE HIGHLY SOUGHT-AFTER AND PRESTIGIOUS AREA OF FIXBY.

This property is a true gem, designed and maintained to the highest standards, resembling a show home with numerous premium upgrades from the original plans. These enhancements include luxurious porcelain floor tiles, sleek quartz countertops, a state-of-the-art induction hob, and additional kitchen units, all contributing to a modern and sophisticated living experience. There is nothing for the new owners to do except simply move in and enjoy the unparalleled comfort and style this home offers.

Upon entering, you are greeted by a spacious and inviting entrance hall that leads into a cosy, elegantly decorated living room with double doors, perfect for relaxing or entertaining guests. The heart of the home, however, is the fabulous open-plan kitchen and dining area, designed with meticulous attention to detail and finished to an exceptionally high specification. It boasts fully integrated top-of-the-line appliances, including a utility room with plumbing for washing machine and tumble dryer for added convenience. The ground floor also benefits from a modern downstairs WC.



Ascending to the first floor, the impressive master bedroom offers an en-suite bathroom, complemented by three additional generously sized double bedrooms, providing ample space for family or guests. A beautifully finished house bathroom serves these bedrooms.

Externally, the property features meticulously landscaped front and rear gardens, offering a perfect outdoor retreat for relaxation and entertaining. In addition to the double driveway, there is a garage, providing plenty of parking and storage solutions.

This property truly represents luxury living at its finest in one of Fixby's most desirable locations. Viewing is highly recommended to appreciate the quality and attention to detail that make this home a standout in today's market.

#### **AGENT NOTES**

##### **1.MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

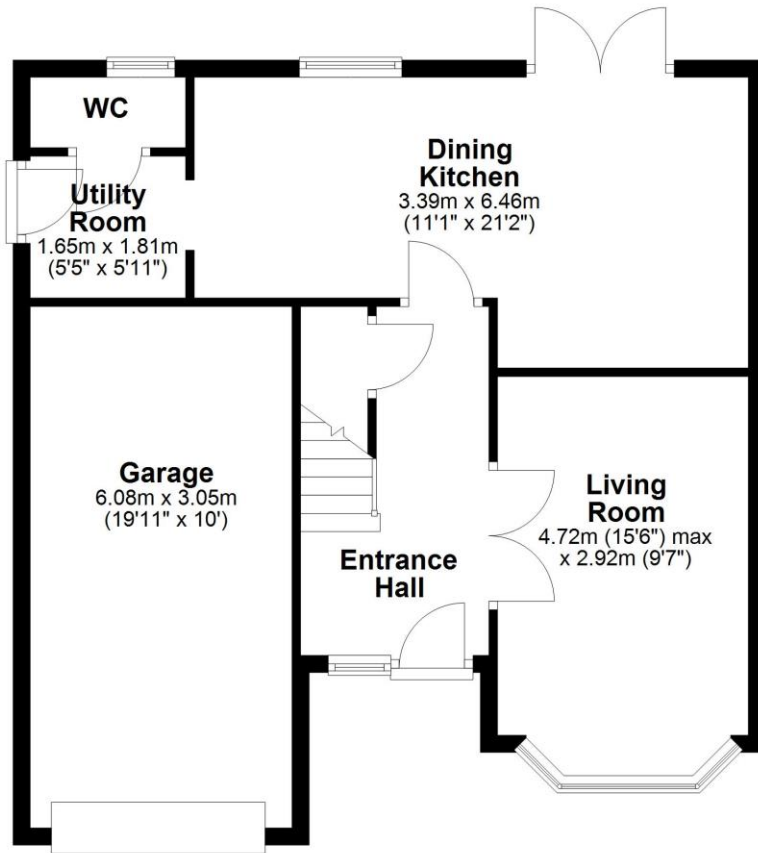
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



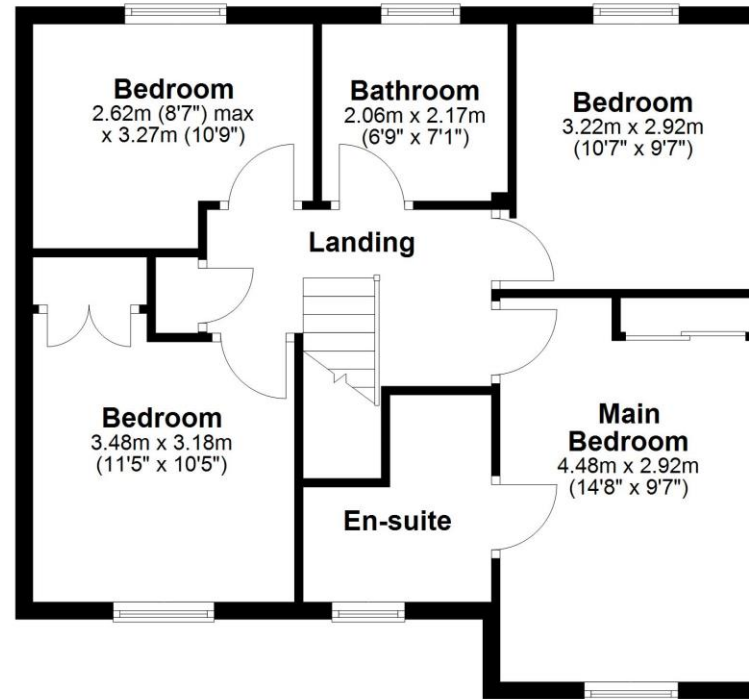
### Ground Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



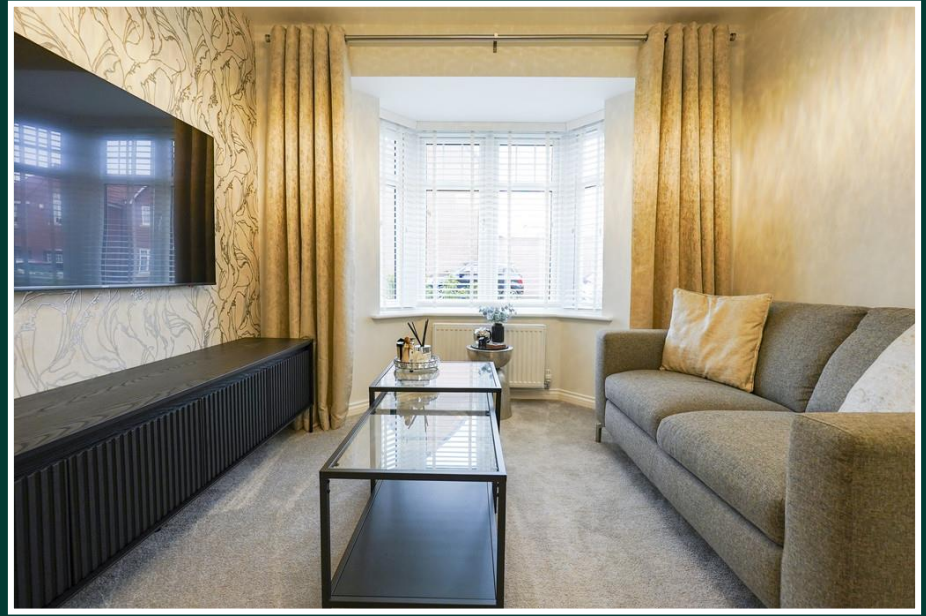
### First Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



Total area: approx. 125.1 sq. metres (1346.9 sq. feet)



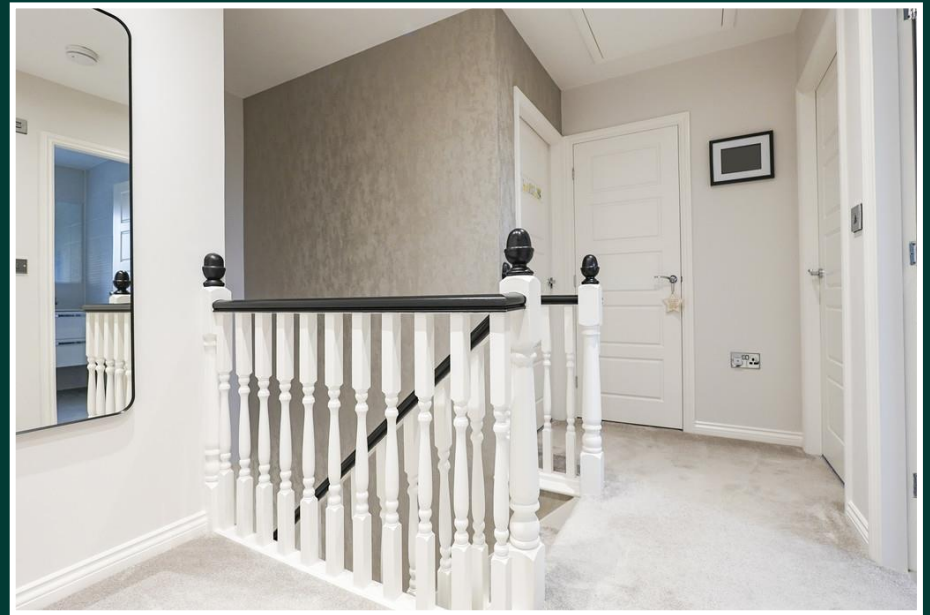


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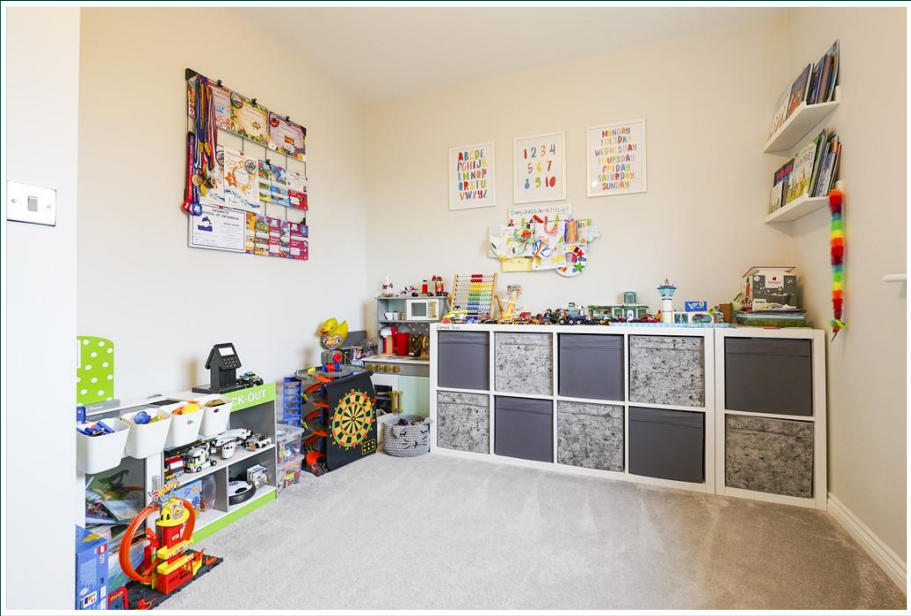


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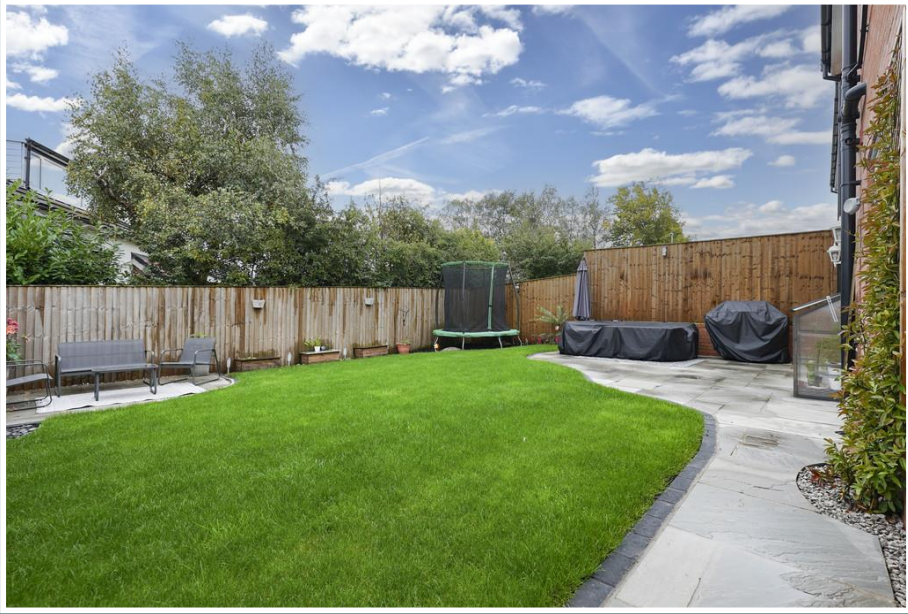


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