New House Pinfold Lane, Fixby, Huddersfield, HD2 2EN

Offers Over £600,000

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Set into grounds extending to just under 1.2 acres, in this highly desirable rural setting is this stone built, 4 bedroom detached property. Offering a wealth of potential for further development (subject to local authority approvals), we are aware that several previous planning permissions/permitted development applications remain valid (contact the agent for further information). Nestled away in this little known part of Fixby and set in substantial grounds, the discerning purchaser could create a bespoke family home.

Located equidistant to both Huddersfield and Brighouse, the property is within 1 mile of J.24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Only by a personal inspection can one truly appreciate the size and potential of this outstanding development opportunity.

Energy Rating: F

GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

Conservatory

13'10" x 9'8" max (4.22m x 2.95m max)

With sealed unit windows to both the side and rear which allow for superb views, quarry tiled floor, central heating radiator, exposed stone walling and an access door which leads through to the kitchen.

Kitchen

14'6" x 12'6" (4.42m x 3.81m)

Fitted with a range of matching limed oak wall and base units, laminated work surfaces and part tiled walls. There is a 4 ring electric hob with overhead extractor fan and light, split level oven and grill, plumbing for a washing machine, inset stainless steel sink unit with twin drainer and mixer taps, and a central heating radiator.

Inner Hallway

11'1" x 10'5" (3.38m x 3.18m)

With built-in wardrobes and an access door to the wet room.

Wet Room

Being fully tiled to the walls, having a 3 piece suite comprising of a low flush WC, semi-pedestal wash basin and Mira shower. There is a chrome ladder style radiator and an opening leads through to the rear entrance porch.

Rear Entrance Porch

With a central heating radiator, uPVC double glazed window and access door.

Lounge/Dining Room

38'10" x 12'7" min / 14'1" max (11.84m x 3.84m min / 4.29m max)

A most spacious through lounge with dining area. Fitted with a central stone built chimney breast with open fire, the room could be easily divided to create 2 separate rooms. With 3 central heating radiators and sealed unit full height windows to the front and side elevation which provide superb far reaching views.

Bedroom 4

12'7" x 9'4" (3.84m x 2.84m)

Peacefully situated to the rear of the property, with far reaching views, a uPVC double glazed window, central heating radiator, built-in wardrobes with sliding doors and French door.

FIRST FLOOR:

Landing

With built-in store cupboards and in turn leads to:-

Bedroom 1

21'5" x 11'2" (6.53m x 3.40m)

A spacious double bedroom, which is accessed off the landing and bedroom 3. Fitted with 2 central heating radiators, pedestal wash bowl with lighting above, sealed unit windows and patio door which leads out on to the balcony. A further door gives access to an eaves storage space.

Bedroom 3

13'0" x 10'11" max (3.96m x 3.33m max)

With built-in wardrobes, pedestal wash basin, central heating radiator and a uPVC double glazed window which provides far reaching views. A connecting door gives access into the master bedroom.

Bedroom 2

19'6" x 10'8" / plus fitted wardrobes (5.94m x 3.25m / plus fitted wardrobes)

A most spacious double bedroom, fitted with uPVC double glazed windows to the side which provide views over open fields. There is a pedestal wash basin, central heating radiator and an access door to the walk-in store room.

Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, pedestal wash basin, bidet and panelled bath with mixer taps and shower attachment. There is a central heating radiator and uPVC double glazed window.

Separate WC

Furnished with a 2 piece suite comprising of a low flush WC and hand wash basin. There is also a central heating radiator and uPVC double glazed window.

Former Garage/Workshop

17'8" x 15'9" (5.38m x 4.80m)

Having 2 central heating radiators, power/light points, a door gives access to rear garden, a door gives access to the rear entrance and a further internal door leads through to the main entrance hall of the property.

OUTSIDE:

Accessed via a 5 bar gate, with twin stone pillared entrance pillars. A tarmacadam driveway leads to the side of the property and provides off road parking for approximately 10/12 vehicles. Towards the end of the driveway is a detached garage and timber built outbuildings which are useful for additional storage/workshops. To the side of the property there is a spacious Yorkshire stone flagged patio and seating area which takes full advantage of the outstanding far reaching views. There are extensive lawned gardens to the front and side, together with mature trees to the boundary.

PLEASE NOTE: The buyer will be responsible for the erection of a fence along the right side boundary, viewed from the road which runs alongside the stone yard. This must be completed within 3 months of a sale completed on the house. Any queries regarding this must be put to your own legal advisors, in order to satisfy yourselves of the requirement and the conditions stated above.

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:

Using the What3words app, type the following into the map search function: ///script.tend.seats this will take you to the start of the drive.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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.

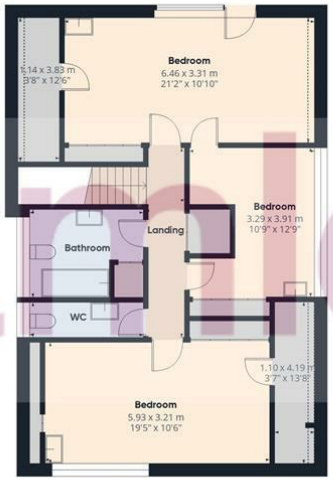
VIEWINGS:

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

PLEASE NOTE:

Heating is provided by oil fired radiators and a septic tank is in place.

Floor 0



Floor 1

Approximate total area(1)

212.5 m²
2288 ft²

Reduced headroom

3 m²
32 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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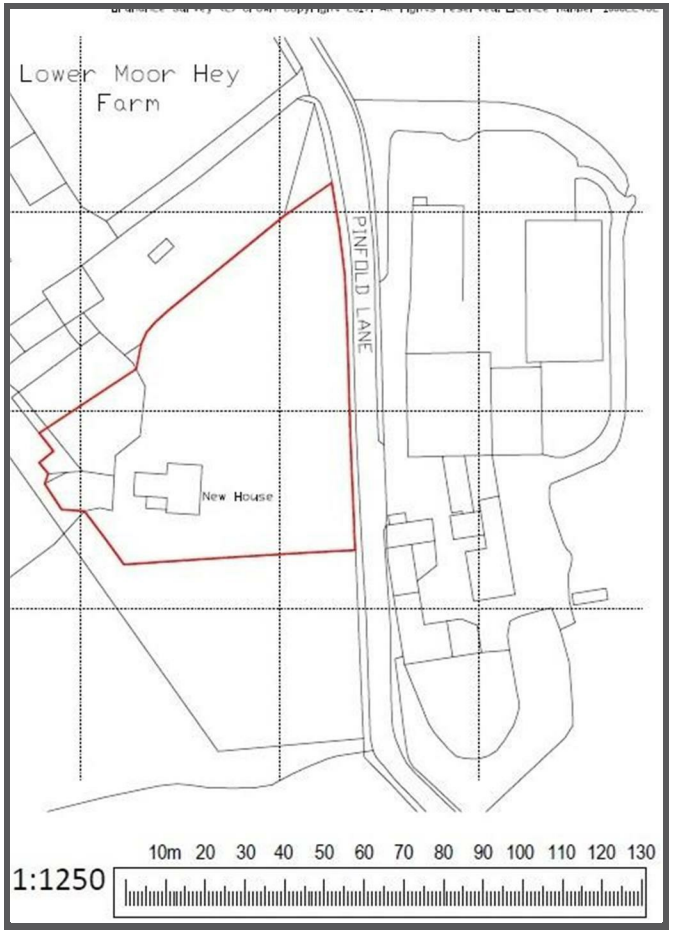

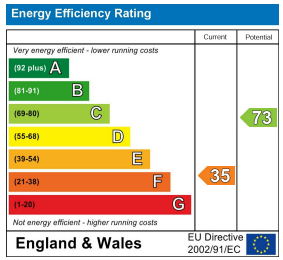

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

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