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**Bradford Road, Fixby  
Huddersfield, Yorkshire**

**Offers over £120,000**

This three-bedroom through terraced property with front and rear gardens is ideally placed for local amenities, commuting and public transport. The property would make an ideal purchase for the first time buyer, young family or as a buy-to-let option. The accommodation comprises an entrance lobby, open-plan living kitchen, useful hallway/store, keeping cellar and, on the first floor, a shower room and three bedrooms. The property has gas-fired central heating and uPVC double glazing. There is no onward chain and an early inspection is advised.

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## Floorplan



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Details**

**Entrance Lobby**

An external uPVC door with opaque glazed panels and matching over light gives access to the entrance lobby. There is a decorative archway, a radiator and a staircase rising to the first floor accommodation. A six-panel door leads to the living kitchen.

**Living Kitchen**

This room has a uPVC window to the front elevation overlooking the garden, along with a uPVC window overlooking the rear garden. The kitchen area has wall cupboards and base units, working surfaces and a stainless steel sink with single drainer. There is space and plumbing for an automatic washing machine, as well as space for freestanding additional appliances such as a fridge or freezer. Within the kitchen area is the boiler for the gas-fired central heating system. There is also a radiator. Adjoining the living kitchen is the former archway, which is now utilised as a hallway or useful storage.

**Hallway/Archway**

This was the former archway providing access to the rear of the property. It has a large uPVC window to the front elevation and a uPVC and opaque glazed door to the rear. It could be used as an area for additional freestanding appliances, storage or potentially a home office area. It has ceiling downlighting, power sockets and a radiator.

**Cellar**

The keeping cellar is accessed from the living kitchen and has two built-in stone tables. There is a uPVC window to the front elevation and recessed shelving.

**First Floor Landing**

From the entrance lobby, a staircase rises to the first floor landing. This has a uPVC rear window and access to the loft area.

**Bedroom One**

This double bedroom is positioned to the front of the property and has a uPVC window and a radiator.

**Bedroom Two**

This double bedroom is positioned at the front of the property and has a built-in floor-to-ceiling storage cupboard. There is a uPVC window and a radiator.

**Bedroom Three**

This rear facing single room has an opaque uPVC window and a radiator.

**Shower Room**

The stylish shower room has a quadrant shower cubicle, wash hand basin and low-level WC. There is tiling to two walls and the floor, along with an opaque uPVC rear window.

**External Details**

At the front of the property is a level garden area with a low-level perimeter wall and a paved pathway. The rear garden has a pleasant backdrop, perimeter walling and fencing, an outhouse (which requires some work) and the garden itself is a good size and offers excellent potential.

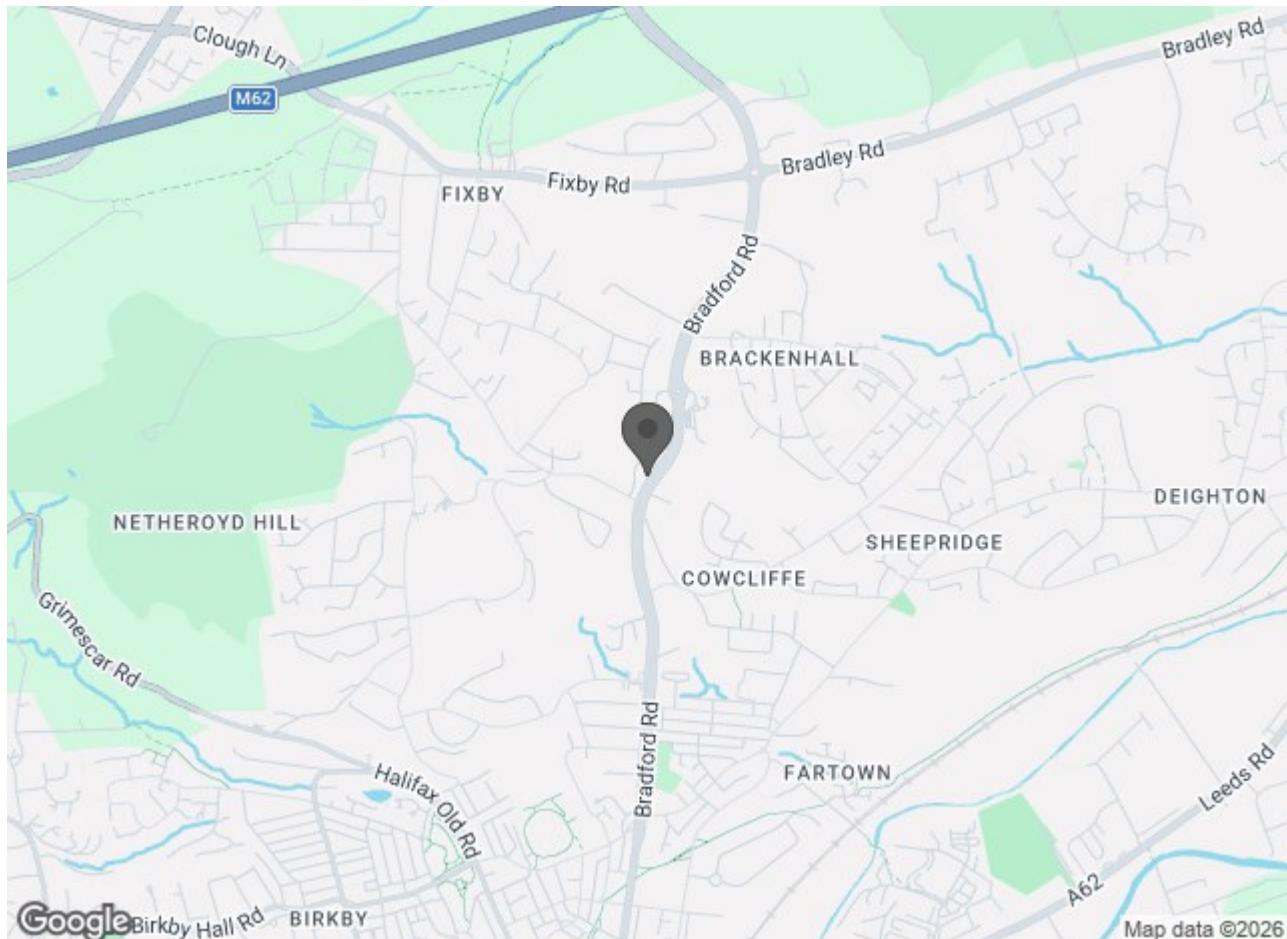
**Disclaimer**

The vendor informs us the property is Leasehold. We await further information. 10/03/023

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## Directions



**Martin  
Thornton**  
ESTATE AGENTS

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