



2 Manor Close

Fixby, HD2 2GT

£2,250 PCM





Positioned in the highly respected development of Manor Close in Fixby, this newly built four-bedroom detached home offers modern living and comfort. The design is both practical and stylish, featuring fine fixtures and fittings that enhance the overall aesthetic. The well-appointed kitchen is perfect for culinary enthusiasts, providing ample space for cooking and entertaining.

Built in 2023, this home benefits from the latest in construction standards, ensuring energy efficiency and low maintenance.

Manor Close is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This exceptional home is a rare find and is sure to attract considerable interest.

Accommodation

This detached four bedroom (Harron Homes) property is tastefully designed for modern open plan family living. Upon entering, you are greeted by a welcoming entrance hall providing access to an integral garage, staircase to first floor and access to ground floor accommodation. Double glass doors access a spacious lounge with feature panelled media wall and bay window to the front of the elevation.

Through to the rear of the property is a contemporary open plan dining kitchen space with a range of Zanussi integrated appliances to include electric fan oven, gas hob, extractor fan and fridge freezer. A convenient utility room providing substantial space including a Hotpoint washing machine and Eufy robot vacuum. French doors extend into a patio and in turn a sizeable lawned garden with perimeter fence, ideal for entertaining or summer BBQ's.

To the first floor, the focus is on the principal suite benefiting from walk-through wardrobe area and en-suite shower room. The three additional bedrooms are all good large doubles served by a house bathroom to the main landing. This presents flexible living arrangements for larger families or those with home working requirements.

Externally lawned frontage and paved drive to integrated garage, paved patio and large lawned.

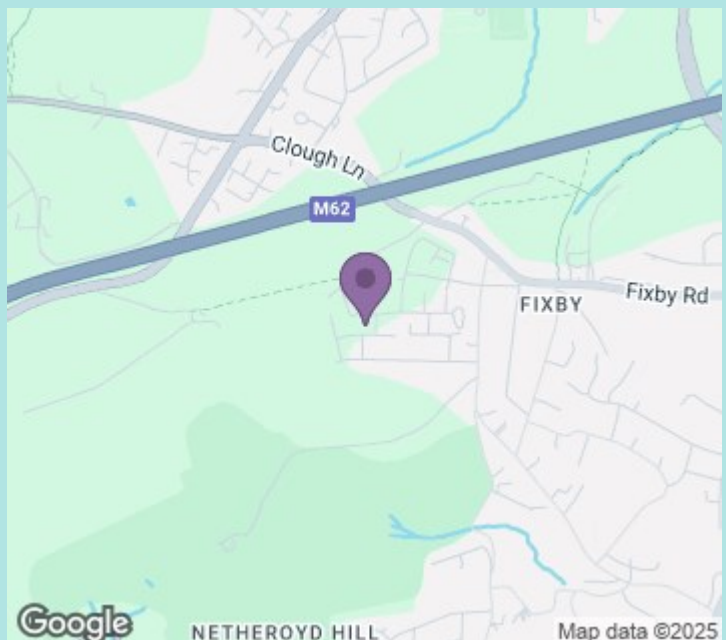
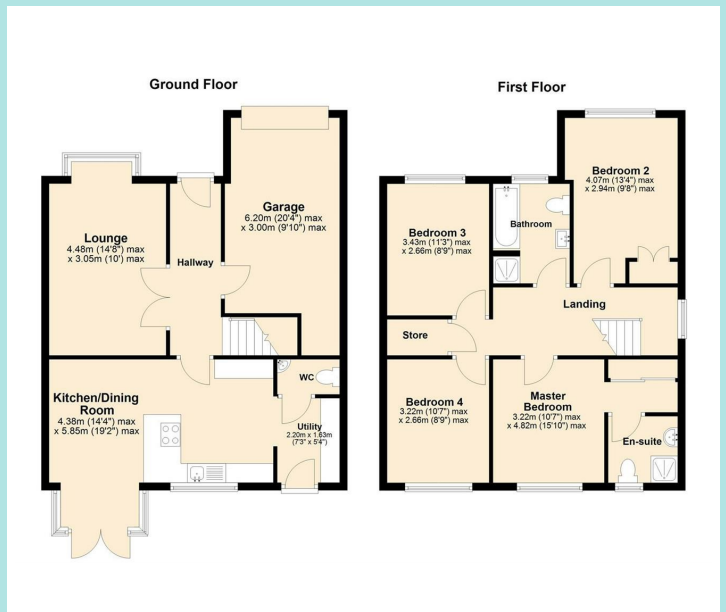
Location

Huddersfield remains a key destination desirable for a wide demographic. The market town provides its own wealth of amenities with central shopping areas, leisure complexes, retail parks, sports venues - whilst the periphery boasts rolling Pennine landscape with rural moorland, quaint villages, and recreational waterways. In respect of infrastructure - direct railway links to Leeds & Manchester mean both are accessible within 31mins. Similarly the M62 corridor ensures those travelling by private transport have easy access to Leeds/Manchester/Liverpool and beyond. North Fixby is a sought-after residential location having a golf club, local schools and nurseries, convenience stores, and local eateries / public houses.

Council tax band: D

EPC rating: B

Deposit: £2,596



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