Peter David Properties Ltd

Residential Sales and Lettings

169 Lightridge Road

Fixby, Huddersfield, HD2 2HS

Offers in the region of £389,950

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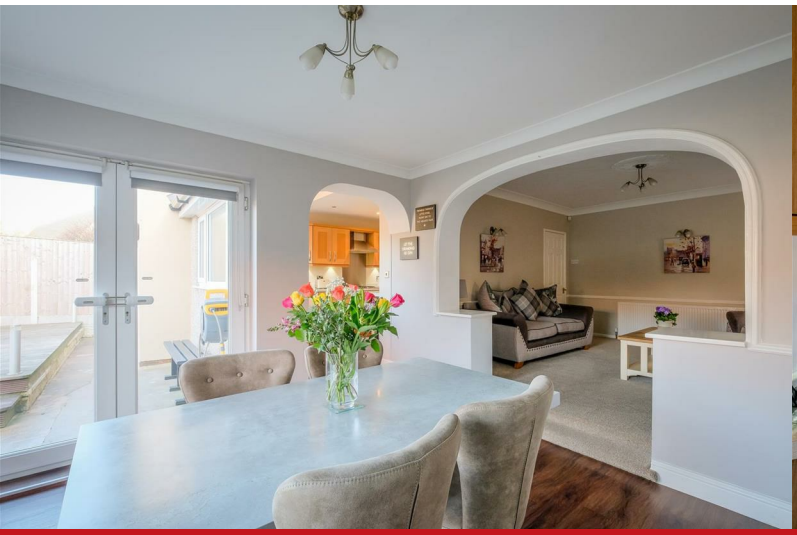

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Ground Floor -

Entrance Vestibule
Enter the property via a PVCu front door into a useful entrance vestibule providing ample storage for coats and shoes. A luxury Karndean vinyl floor compliments this space and a PVCu door with a privacy glass panel leads through to the entrance hallway.

Entrance Hallway
A spacious entrance hallway boasting a large under stairs storage cupboard. Providing access to the downstairs WC, living room, second reception room and the kitchen. Stairs rise to the first floor accommodation.

Ground Floor WC
A useful partially tiled ground floor WC benefiting from a WC and a wash basin.

Living Room
A spacious living room benefiting from a large PVCu bay window to the front aspect allowing plenty of natural light to flow in creating a light and airy space.

Second Reception Room/Sitting Room
A second generously sized reception room currently utilised as a sitting room. A beautiful arched doorway provides access to the dining room creating an open plan aspect perfect for relaxing with family or entertaining guests.

Dining Room
To the rear of the property there is a large extended dining room with luxury Karndean vinyl flooring. There is a PVCu window and a PVCu patio door that leads out to the rear garden.

Kitchen
The kitchen is set to the rear of the property and provides luxury Karndean vinyl flooring, wood effect matching wall and base units, granite effect laminate work surfaces and a stainless steel sink and drainer. Integrated appliances comprise of: an electric and gas double oven, a four ring gas hob with a steel splash back, an extractor fan, an under counter fridge, and a dishwasher. Benefitting from a two seater breakfast bar providing ample under counter storage and a large PVCu window to the rear aspect. Access to the dining room, utility room and the pantry.

Utility Room
The garage has been converted to create a generous utility/boot room with matching wood effect wall and base units, laminate work surfaces and luxury vinyl flooring. Integrated appliances comprise: a washing machine, a dryer and a fridge/freezer. This space could be adapted to serve a variety of purposes such as a playroom, a boot room or an office. There is a large PVCu window to the front aspect and a PVCu door provides access to the rear garden.

Second Utility Room
A second utility room with matching wood effect wall and base units, a laminate work surface and luxury vinyl flooring. A PVCu door leads out to the side aspect of the garden.

First Floor -

Landing
A light and spacious landing providing access to all the bedrooms and the house bathroom. There is a useful storage cupboard and a pull down ladder providing access to a boarded loft which benefits from lighting and a PVCu velux window.

Master Bedroom
A large double bedroom benefiting from fitted wardrobes and PVCu bay window to the front elevation.

Second Bedroom
A second generously sized double bedroom with fitted wardrobes and a PVCu window overlooking the rear garden.

Third Bedroom
A further double bedroom set to the rear of the property with a PVCu window overlooking the rear garden.

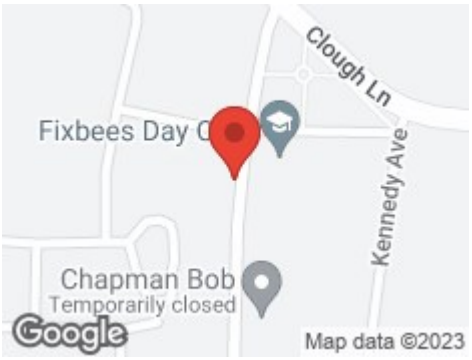
House Bathroom
A partially tiled house bathroom with tiled flooring. Benefitting from a WC, a bath, a corner shower with rain head shower and glass screen, a wash basin and ceramic towel rail. Benefitting from tiled flooring and a PVCu privacy window to the side elevation.

Exterior
Externally this property benefits from an abundance of outside space. To the front of the property there is a large tarmacked driveway providing off-road parking for up to seven cars. To the rear of the property there is a beautiful yet low maintenance garden that is fully enclosed. Benefiting from multiple decked areas, artificial lawn and herbaceous boarders, it is the perfect space to relax or entertain guests.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer
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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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 PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

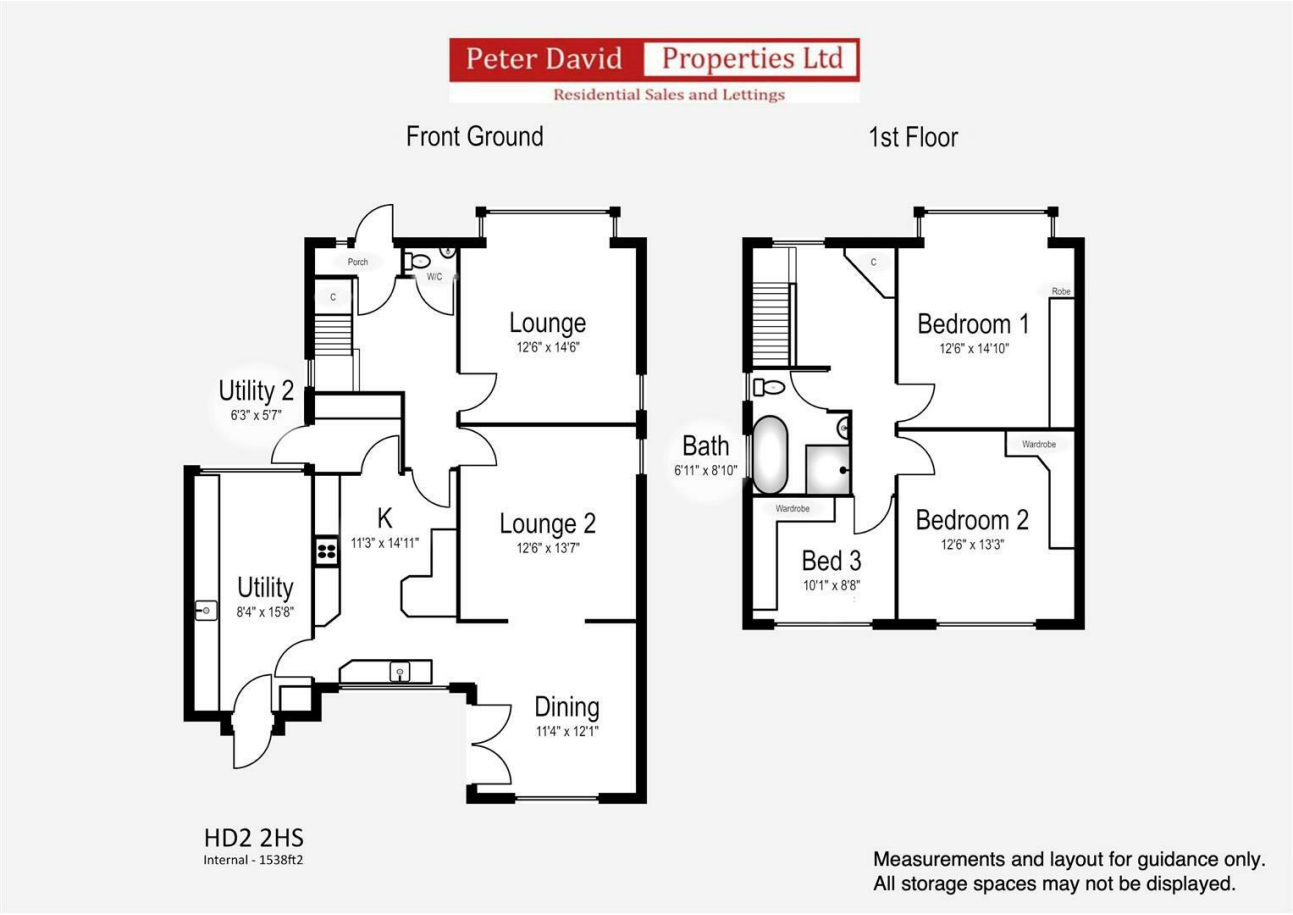
Road Map



Hybrid Map

Terrain Map

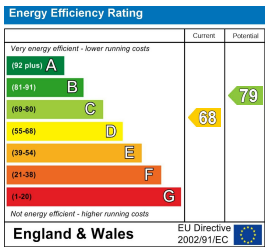
Floor Plan

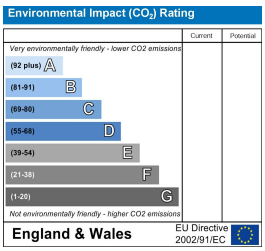


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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