

Peter David

Properties Ltd

Residential Sales and Lettings



## 12b The Dell

Fixby, Huddersfield, HD2 2FD

Offers in the region of £350,000



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## Kitchen

A PVCu side entrance door into this open plan kitchen dining room with feature parquet flooring and cornices. There are white wood matching wall and base units, stylish tiled splashbacks, and laminate worksurfaces. Integrated appliances comprise of an electric oven, a gas hob, an extractor, a Belfast sink, under a PVCu window overlooking the rear garden, and a fridge. Access to the utility/WC and inner hallway.

## Utility/WC

A useful utility/WC with solid wood flooring, corner WC and modern wash basin with vanity unit. To the rear of this room are wood wall units and laminate worksurfaces providing a useful utility space with two free standing spaces for appliances, one with plumbing for a washing machine.

## Dining Room

A charming and characterful dining room with an inglenook brick fireplace with wood surround housing an electric flame stove taking pride of place. Benefiting from parquet flooring and ornate cornices this open aspect dining/kitchen provides an ideal space to entertain guests. PVCu leaded window to front aspect.

## Inner Hallway

Parquet flooring flow through to the hallways and leads through to the sun lounge. Access to the living room and stairs rising to first floor accommodation.

## Sun Lounge

A beautiful sun lounge with Italian tiled flooring and PVCu windows to three sides, provides fantastic views over the rear garden.

## Living Room

An attractive and cosy living room with an electric fire on a solid marble heath providing an attractive focal point. There are PVCu windows to three sides, a bay window overlooks the rear garden, there is a window to the side aspect and french patio doors to the front provide an abundance of natural light.

## Landing

Providing access to both bedrooms and house bathroom.

## Bedroom One

A spacious double bedroom with fitted wardrobes. PVCu bay window to rear elevation.

## Bedroom Two

A further spacious double bedroom with fitted wardrobes and drawers. PVCu bay window to side elevation.

## House Bathroom

A luxury fully tiled bathroom with Italian tiled flooring. Comprising of: WC, wash basin, bath with over-head shower and glass screen. PVCu leaded window to side elevation.

## Exterior

The property is accessed via a private driveway with extensive parking and leads to a single detached garage (new roof March 2022). There are raised beds with herbaceous borders, stylish fencing and solid stone paving around the house. To the rear of the property is a private and enclosed large garden with a lawn, stone paved patio areas, established mature trees and shrubs and delightful woodland.

## 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.

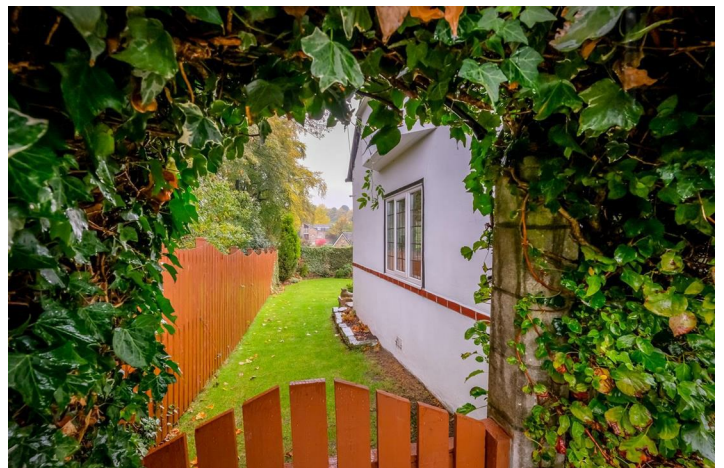
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



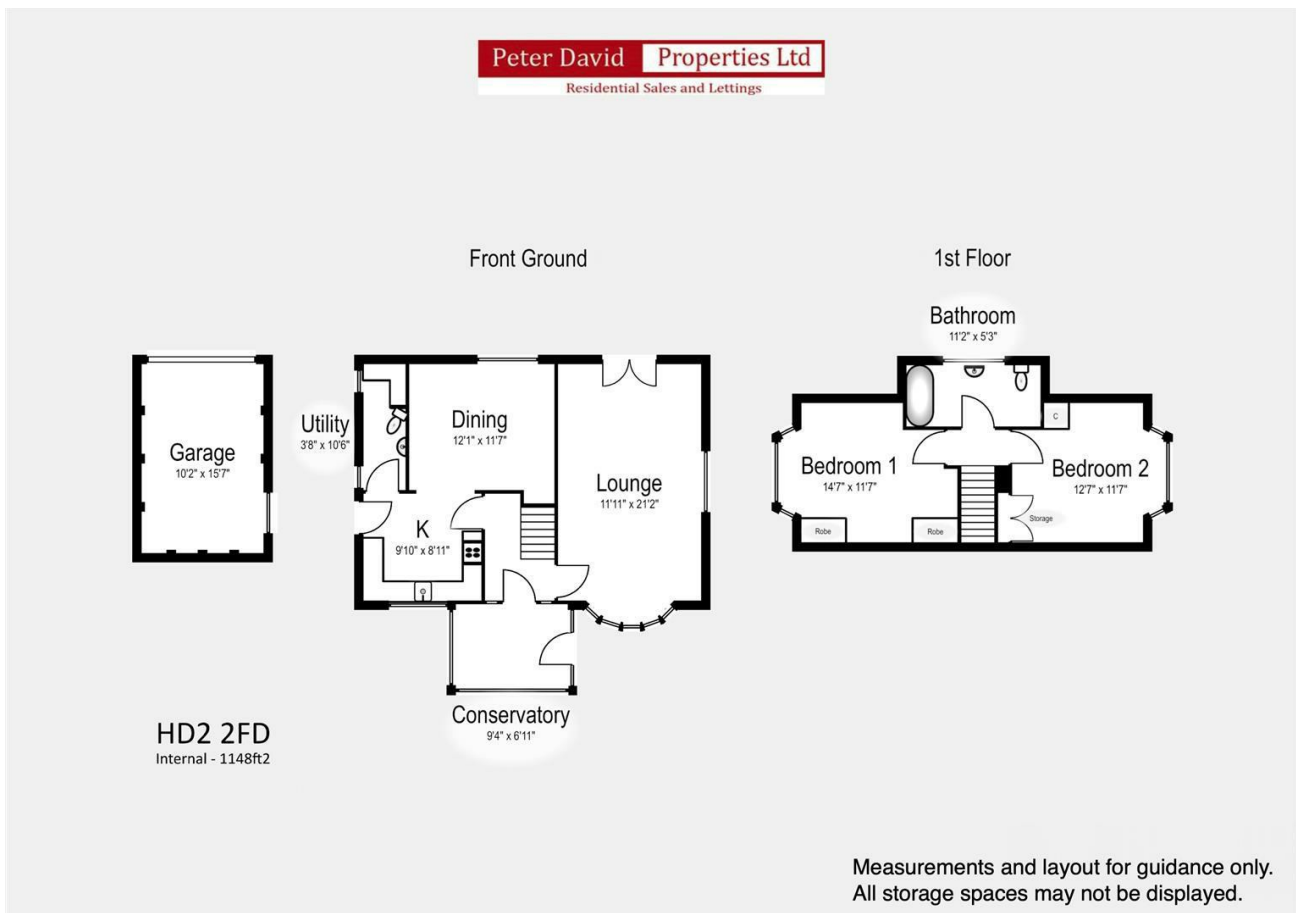
## Hybrid Map



## Terrain Map



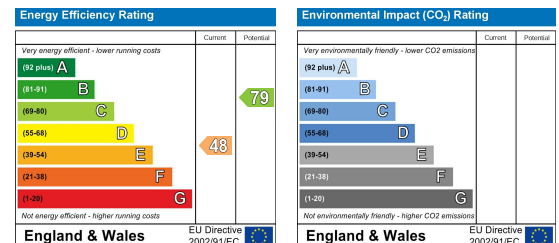
## Floor Plan



## 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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