Peter David Properties Ltd

Residential Sales and Lettings

# 66 The Fairway

Fixby, Huddersfield, HD2 2HU

**Guide price £450,000**

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### Entrance Hallway
Enter the property via a side entrance PVCu door with PVCu privacy window to the side into this carpeted hallway. Access to living room, ground floor WC and kitchen. Stairs rise to the first floor accommodation.

### Ground floor WC
A useful ground floor WC with vinyl flooring. Comprising of: WC, an inset wash basin with vanity unit underneath and tiled splashback. There is also ample storage space.

### Living Room
To the front of the property is this spacious living room with a neutral carpet and a gas living flame fire on a marble hearth with wood surround taking pride of place. A PVCu bay window provides plenty of natural light.

### Kitchen
The hub of the home is this luxury kitchen with ceramic tiled underfloor heating, wood matching wall and base units and black granite work surfaces. Integrated appliances comprise of a Stoves Range with electric ovens, a seven ring gas hob with a granite splashback, an extractor, a dishwasher, a wine rack and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is space for an American fridge freezer and a useful breakfast bar with seating for three people. Open access to the dining room.

### Dining Room
This extended spacious dining room with a neutral carpet and benefiting from a seating area. PVCu patio doors lead out to the rear garden.

### Landing
Carpeted stairs rise to the landing. Three steps lead up to the extension, which is the master bedroom. Access to all other bedrooms, house bathroom and partially boarded loft.

### Master Bedroom
A spacious master bedroom with a neutral carpet. Benefiting from a dressing area with fitted mirrored sliding wardrobes and access to the luxury en-suite. PVCu window to front elevation.

### En-Suite
A luxury fully tiled en-suite with tiled underfloor heating. Comprising of: a concealed cistern WC, inset wash basin with underneath vanity unit, a bath and a corner shower unit with glass sliding doors, rainhead shower and hand held shower attachment. Benefiting from wall cabinets, an illuminated glass cabinet and a modern chrome towel rail. PVCu privacy window to side elevation.

### Bedroom Two
A second double bedroom with PVCu window to front aspect.

### Bedroom Three
A third double bedroom with PVCu window to rear aspect.

### Bedroom Four
A fourth double bedroom with PVCu window to rear elevation

### Bedroom Five
A fifth double bedroom with PVCu window to front elevation. Benefiting from two large storage cupboards.

### House Bathroom
A fully tiled house bathroom with tiled flooring. Comprising of WC, wash basin, bath with over head shower and glass screen. Benefiting from a mirrored cabinet and chrome towel rail. PVCu privacy window to side elevation.

### Garage/Utility
A garage which has been part converted to a utility providing matching wall and base units, laminate works

surfaces and a stainless steel sink and drainer. There are three free standing spaces for appliances, one with plumbing for a washing machine. A wooden door leads through to the garage, which is currently used for storage.

## Exterior

To the rear of the property is a private and enclosed garden with stone patio areas, a lawn and raised herbaceous borders. There is access down both sides of the property. To the front is a lawn, herbaceous borders and a tarmac driveway (parking for three/four cars) leading to the attached garage.

## 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

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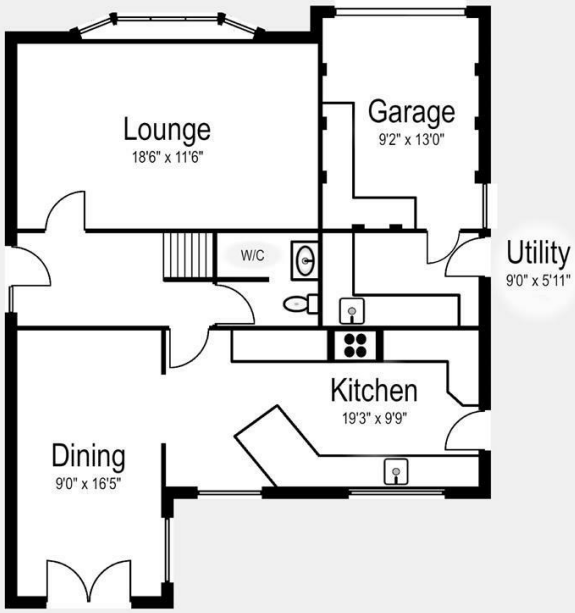
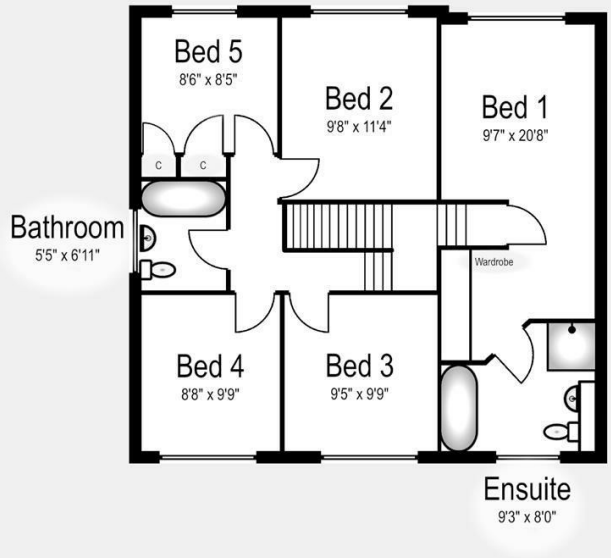
Front Ground




1st Floor



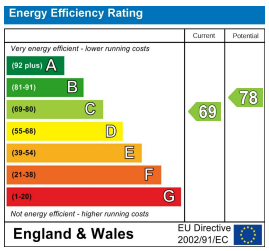

HD2 2HU
Internal - 1589ft2

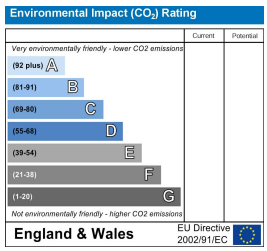
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

## 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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