Peter David Properties Ltd

Residential Sales and Lettings

25 The Fairway

Fixby, Huddersfield, HD2 2HU

Offers in the region of £650,000

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Ground Floor-

Entrance Hallway
Enter this stunning property through a solid wood front door with individually designed feature glass panel to the side. This light and welcoming entrance hallway showcases an impressive galleried landing and has a classic oak laminate flooring which flows through to the dining room and ground floor WC. Access to the living, dining room, office/snug, ground floor WC and Kitchen/diner. Also benefiting from a large under stairs cupboard providing ample storage space.

Living Room
Enter through double wood and glass panelled doors into this dual aspect living room which extends across the full width of the house and offers a multi fuel stove and luxury deep pile carpet There is plenty of natural light from a large PVCu bay window to the front and PVCu window to the rear aspect.

Dining Room
A second reception room, which is currently used as a formal dining room. Benefiting from classic oak laminate floor and a PVCu window to the rear. Access to the conservatory.

Conservatory
To the rear is the conservatory with ceramic floor tiles and PVCu windows overlooking the landscaped rear garden, a truly wonderful place to relax and unwind. Patio doors lead out to the rear garden.

Kitchen
A spacious kitchen/diner with solid wood matching wall and base units , a ceramic 1.5 sink and drainer, laminate worksurface and ceramic tiles to the floor. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a dishwasher and a fridge. There is ample space for a dining table. PVCu window to the rear aspect.

Utility
A spacious utility room with matching solid wood wall and base units, laminate worksurfaces and a stainless-steel sink and drainer. There is plumbing for a washing machine and an integrated fridge freezer. A solid wood door leads to the rear garden.

Study/Snug
A spacious third reception room with PVCu windows to front aspect. This room could be used to serve a variety of purposes such as a fifth bedroom/snug/office/playroom.

WC
A spacious ground floor WC with classic oak laminate flooring. Comprising of a concealed cistern WC and a hand basin.

First Floor -

Landing
An impressive galleried landing with access to all first-floor accommodation. There is loft with ladder leading to a fully boarded loft. PVCu window to front elevation.

Master Bedroom
A spacious master bedroom with a luxury thick pile carpet. Access to the en-suite. There is a PVCu window to the rear providing views over the rear garden.

En-Suite
A luxury fully tiled En-suite with ceramic tiled flooring comprising of a WC, a vanity unity with inset wash basin and a large walk-in shower with glass screen. Also benefiting from a chrome towel rail. There is a PVCu privacy window to the rear elevation.

Bedroom Two
A spacious second double bedroom with a thick pile luxury carpet and PVCu window overlooking the rear garden.

Bedroom Three
A third large double bedroom with fitted wardrobes to two walls. There is a luxury thick pile carpet and a PVCu window to the front elevation.

Bedroom Four
A fourth double bedroom with a luxury thick pile carpet and a PVCu window the front elevation.

House Bathroom
A spacious fully tiled house bathroom with ceramic tiles to

the floor and comprising of a WC, a wash basin, a Jacuzzi bath and a large shower cubicle with a glass screen. There is also the added benefit of chrome towel rail, a LED wall mirror and underfloor heating. There is a PVCu privacy window to the rear elevation.

Exterior

This property sits on a substantial plot and benefits from gardens to three sides. There is a large rear garden with a large, manicured lawn, multiple patio areas, a barked area, ideal for children's play equipment and an abundance of mature trees and shrubs. This enclosed and private garden makes this an ideal retreat to relax and unwind, entertain guests or for children to play. There is the added benefit of an outside tap, a greenhouse and a rear access door into the double garage. To the front of the property there is a large, paved driveway with parking for up to four cars, a double garage with an electric door and EV charger. There is a further substantially sized well-manicured lawn surrounded by mature trees and shrubs.

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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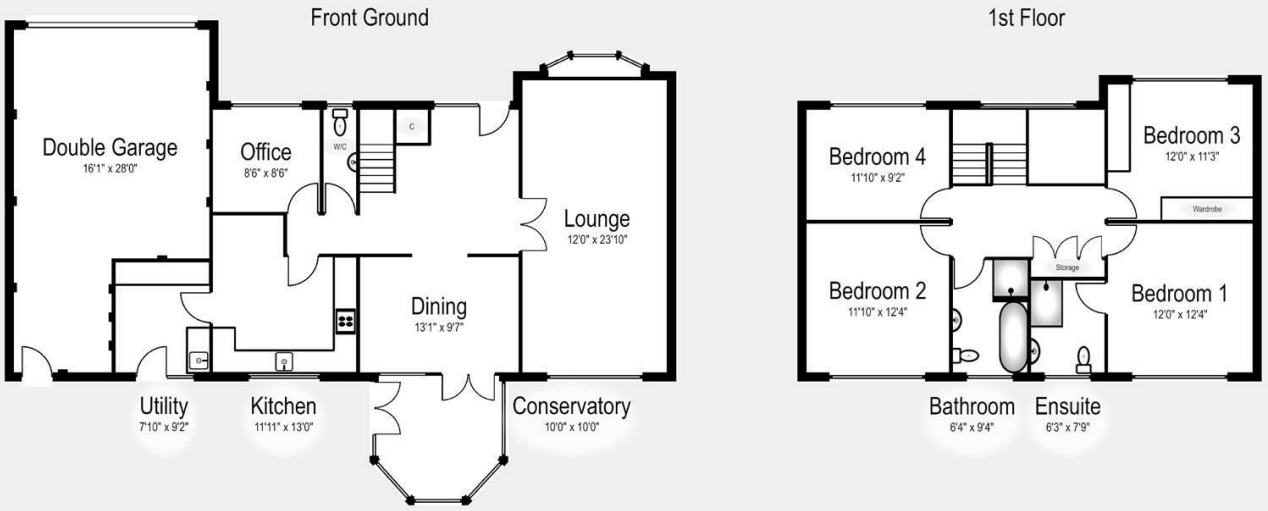


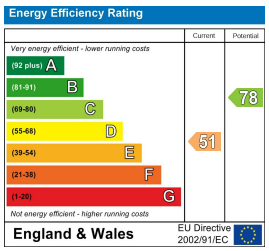
HD2 2HU
Internal - 2180ft2

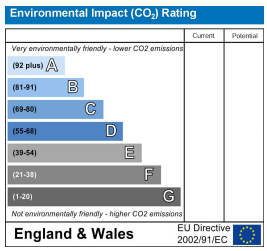
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk