Peter David Properties Ltd

Residential Sales and Lettings

8 Beechwood Grove

Fixby, Huddersfield, HD2 2FF

Offers in the region of £415,000

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Entrance Hallway
Enter this stunning property via a PVCu door into the hallway with solid oak flooring. Carpeted stairs rise to the first floor accommodation. Access to the living room, kitchen and ground floor WC.

Groundfloor WC/Cloackroom
A modern groundfloor WC/Cloakroom with solid wood flooring comprising of: WC, wash basin and benefiting from a useful cloakroom with shelving and hanging space.

Living Room,
A living room with an inset multi fuel burner on a stone hearth with feature wood lintel taking pride of place. PVCu bay window to front aspect provides plenty of natural light.

Kitchen/Dining/Living
The hub of the house is this luxury kitchen with an added extension providing a second reception room and ample space for a family dining table. Having laminate flooring, cream matching wall and base units and granite worksurfaces. Integrated appliances comprise of: two eye level electric ovens, an induction hob with a granite splashback, an extractor, a dishwasher and a 1.5 stainless steel sink and drainer. Two twin PVCu windows overlook the rear garden and provide plenty of natural light. The living dining area is part of the extension and provides ideal family space with ample room for a family dining table. A PVCu window overlooks the rear and PVCu patio doors lead you out to the rear garden.

Utility
Off the kitchen is this spacious utility with four free standing spaces for appliances, one with plumbing for a washing machine, laminate worksurface and shelving. PVCu window to rear aspect and two PVCu doors, one to the rear and one to the side.

Landing
Carpeted stairs with a white oak balustrade takes you to the first floor accommodation. PVCu window to side aspect. Access to all bedrooms and house bathroom.

Master Bedroom
To the front of the property is this newly fitted double bedroom with modern built in wardrobes and PVCu window to front elevation.

Bedroom Two
To the rear of the property is a second double bedroom with built in wardrobes. PVCu window to rear elevation with splendid views across to Castle Hill.

Bedroom Three
A third double bedroom with built in wardrobes. PVCu window to front aspect.

Bedroom Four
A single bedroom with PVCu window to rear elevation

House Bathoom
This luxury fully tiled house bathroom was fitted in 2021 and comprises of: a concealed cistern WC, a wash basin with a unique vanity unit, a modern bath, a large walk in shower cubicle with glass panels, rainhead shower and hand held shower attachment. Benefiting from a large chrome towel rail and a mirrored cabinet. PVCu privacy window to rear elevation.

Exterior
This property sits on a substantial plot and has a

impressive private and enclosed rear garden. Indian stone patio areas curve the artificial lawn and benefits from splendid views across to Castle Hill. Decorative gravelled steps take you down to two further patio areas. This is truly a garden for entertaining. To the front is a tarmac driveway (off-road parking for four cars) leading to an integral single garage with electric doors, lighting and benefiting from a PVCu side access door. There is a further Indian stone paved patio area.

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

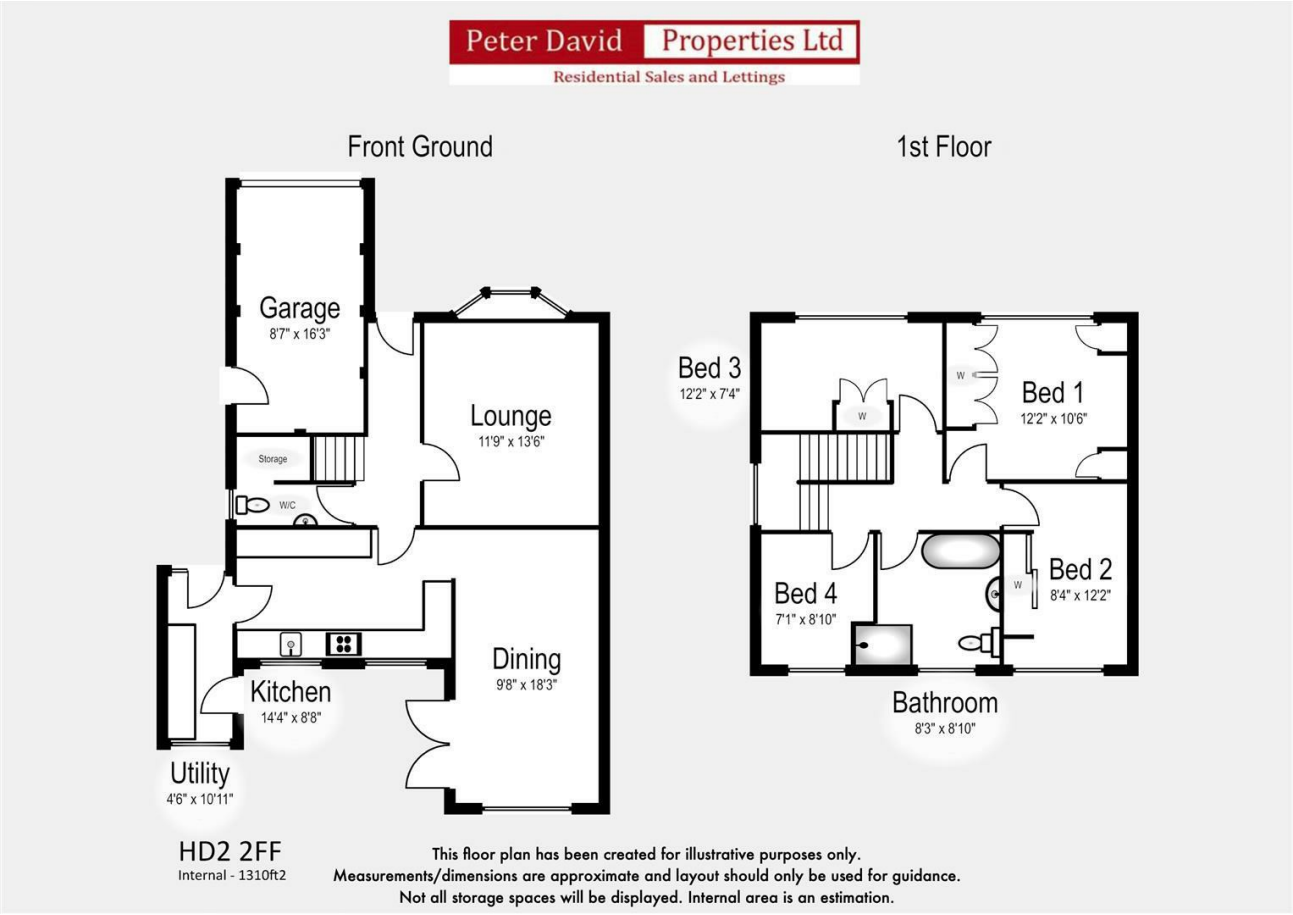
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

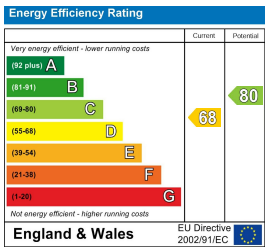
Floor Plan

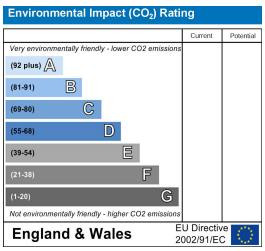


Viewing

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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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