Peter David Properties Ltd

Residential Sales and Lettings

145 Clough Lane

Fixby, Huddersfield, HD2 2JE

Offers in the region of £385,000

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Ground Floor:-

Entrance Hallway
Enter this stunning property via a PVCu door with glass side panels into a spacious hallway. Stairs rise to the first floor accommodation. Access to living room, ground floor WC, and kitchen diner/family room. There is a useful under stairs storage cupboard.

Ground Floor WC/ Cloakroom
A useful ground floor WC /cloakroom with vinyl flooring, comprising of: concealed cistern WC, a vanity unit with inset wash basin and tiled splashback. PVCu privacy window to front aspect.

Living Room
A spacious living room with feature stone and marble fireplace with inset gas fire. PVCu bay window to front aspect.

Kitchen Diner/Family Room.
This kitchen diner/family room truly is the hub of the house. A perfect space to entertain guests or an ideal family room benefiting from splendid views over to Clifton, Bradford and Wakefield. The kitchen is set on a raised platform and provides tiled flooring, wood effect matching wall and base units and granite work surfaces. Integrated appliances comprise of: an electric double oven, an induction hob with granite splashback, a modern extractor fan, a microwave, an under counter fridge and freezer, a dishwasher, a tumble dryer and a double sunken stainless steel sink. There is ample space for a dining table and seating area. PVCu patio doors lead into the conservatory. This room benefits from two PVCu patio doors and a window overlooking the rear garden providing plenty of natural light. The patio doors lead out to a beautiful balcony with a chrome and glass balustrade and glorious views. There is a side access door to the rear from the kitchen.

Conservatory
Situated to the rear of the property this conservatory provides additional living space and showcases the splendid far reaching views. PVCu windows and PVCu door leading out to the balcony.

First Floor:

Landing
Providing access to all bedrooms and the house bathroom. There is a partially boarded loft with a loft ladder.

Master Bedroom
A large Master Bedroom with PVCu window to the front elevation.

En-Suite
A partially tiled, well proportioned en-suite shower room with a concealed cistern WC, wash basin set in a vanity unit and a large walk in shower cubicle with chrome shower. Featuring an illuminated wall mirror and a chrome heated towel rail. PVCu privacy window to the front aspect.

Bedroom Two
A second double bedroom with fitted wardrobes with mirrored doors. PVCu window to the front elevation.

Bedroom Three
A further double bedroom set to the rear of the property providing far reaching views and fitted wardrobes with mirrored doors. PVCu window to the rear elevation.

Bedroom Four
A fourth double bedroom again providing far reaching views to the rear. Fitted wardrobes with mirrored doors and PVCu window to the rear elevation.

Bedroom Five
A single bedroom with PVCu window to the front aspect

House Bathroom
A fully tiled house bathroom providing a concealed cistern WC, a corner bath unit with overhead shower, a vanity unity with inset wash basin and ceramic towel rail. Providing vinyl flooring and a PVCu privacy window to the rear elevation.

Lower Ground :

Garage
Situated on the lower ground floor there is a large double garage and a workshop. The garage has an electric door and benefits from electrics and lighting. There is ample space for three cars in the garage in addition to the workshop.

Exterior

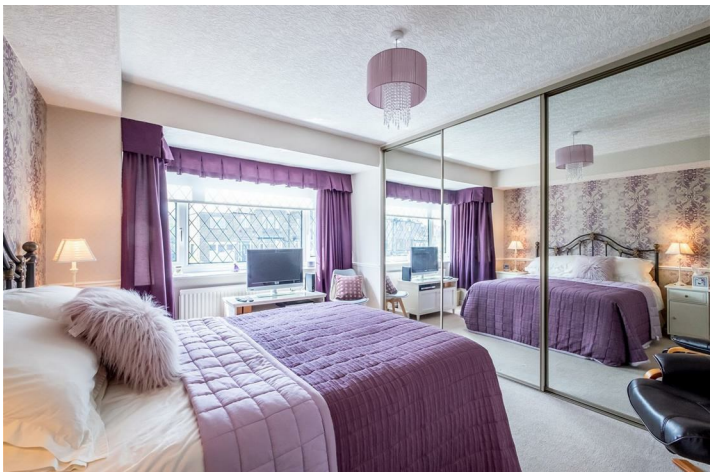
Externally this property benefits from an abundance of outside space. To the front of the property there is a lawned area with mature trees and shurbs. A block paved driveway extends down the side of the property through the garage door which allows access to a carport and the rear garden and garage with additional parking for up to five cars. To the rear of the property there are multiple patio and grassed areas with an abundance of mature trees and shrubs and fantastic far reaching views.

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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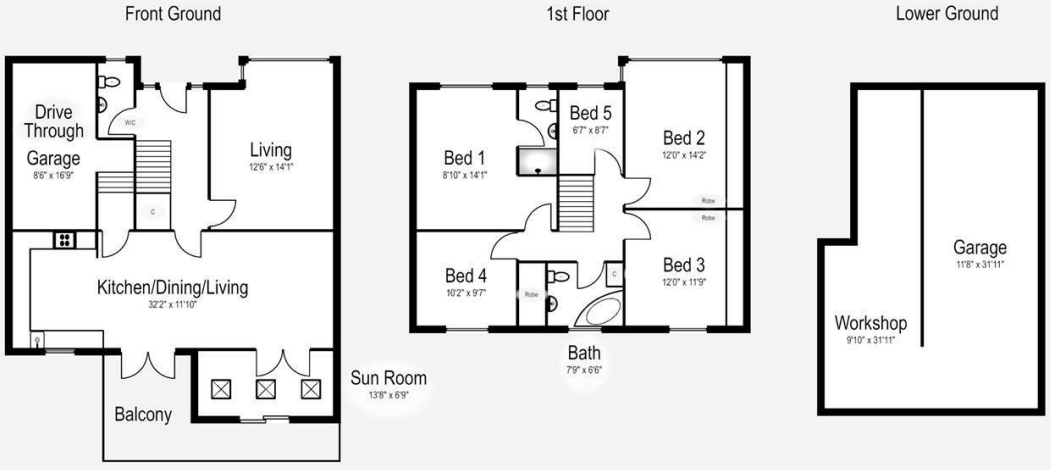


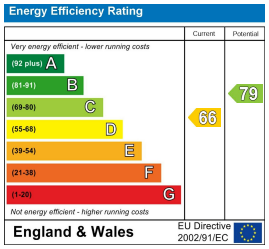
HD2 2JE
Internal - 2423ft2
External - 2703ft2
Overall - 34.47yd x 12.16yd

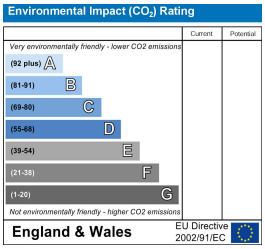
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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