Peter David Properties Ltd

Residential Sales and Lettings

7 Hazel Grove

Fixby, Huddersfield, HD2 2JP

Price guide £289,950

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Ground floor -

Entrance Hall
Enter the property through a stylish composite front door with two frosted glass panels into a light and spacious entrance hallway, which provides access to the living room, dining/garden room, kitchen and WC. There are also stairs rising to the first floor accommodation. A neutral carpet flows throughout and there is a PVCu frosted window to the front.

WC
A useful ground floor WC with hand basin set in a corner vanity unit. There is laminate flooring and a PVCu frosted window to the rear aspect.

Living Room
A well-appointed living room with a PVCu bay window to the front aspect and laminate flooring. The room also features a white wooden fireplace with a marble hearth and inset gas fire which provides an attractive focal point.

Dining Room
A spacious, second reception room situated at the rear of the property which flows through to the garden room offering a large, open plan living space. There is a gas fire set in a white marble surround and a neutral carpet which flows through into the garden room. A traditional 'serving hatch' with a frosted glass sliding windows open up into the kitchen.

Garden Room
This South-facing room features PVCu windows across the rear and to the side providing plenty of natural light. A PVCu full glass panelled door leads into the rear garden.

Kitchen
A well equipped kitchen with hi-gloss and frosted glass matching wall and base units, laminated work tops and a glass splash-back to the back of the hob. Integrated appliances comprise; a ceramic hob, an electric oven and an extractor fan. The kitchen also benefits from plumbing for a washing machine and space for an additional freestanding appliance. There is a stainless steel sink and drainer in front of the PVCu window overlooking the rear garden and a PVCu side door providing access to the driveway. A large under-stairs cupboard provides useful storage space.

First floor -

Landing
A light and spacious landing providing access to all bedrooms and house bathroom. There is a neutral carpet which flows throughout and a PVCu frosted window to the side aspect. A loft hatch opens up into a partially boarded loft space.

Master Bedroom
A well presented master bedroom featuring fitted wardrobes across one wall and a neutral carpet. There is a large PVCu bay window to the front elevation.

Bedroom Two
A second double bedroom with a PVCu window to the rear aspect. This room also benefits from fitted wardrobes across one wall and a neutral carpet.

Bedroom Three
A spacious single bedroom with a PVCu window to the front aspect and a neutral carpet.

Bathroom
A luxurious and newly fitted house bathroom comprising; a WC, large wash basin set in a vanity drawer unit, a corner shower enclosure with a dual handheld and large rainfall shower and a freestanding bath with standalone mixer tap. This stunning partially tiled bathroom features LED floor lights to the bath area, underfloor heating and a charcoal grey designer towel warmer. There are tiles to the floor and a PVCu frosted window to the rear aspect.

Exterior

Externally this property benefits from a tarmac driveway to the front, providing off-road parking for up to four cars. A gated driveway to the side leads to a single, detached garage with light and power. To the rear of the property is a beautiful, south facing, enclosed garden which enjoys pleasant woodland views. The garden is predominantly lawned with a tiered paved area, surrounded in established beds with mature shrubs. There is also a shed at the bottom of the garden and located adjacent to the garden room, accessed from the PVCu door is a raised paved area, perfect for relaxing on and catching the late evening sun.

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

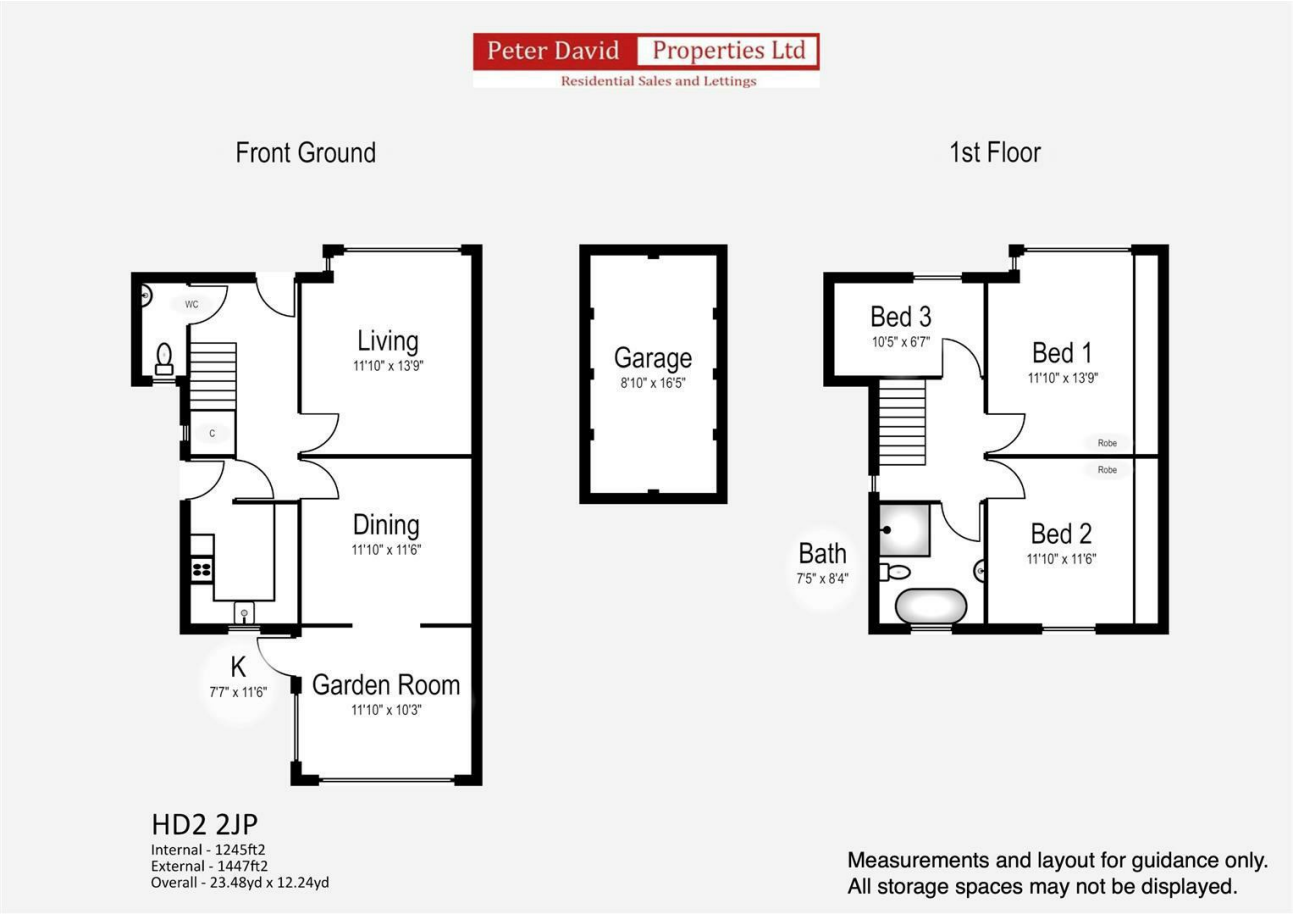
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

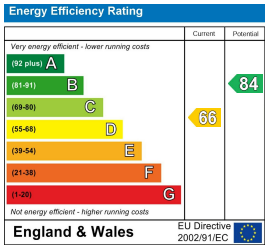
Floor Plan

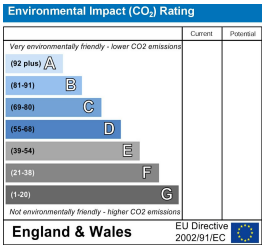


Viewing

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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