

# Peter David

# Properties Ltd

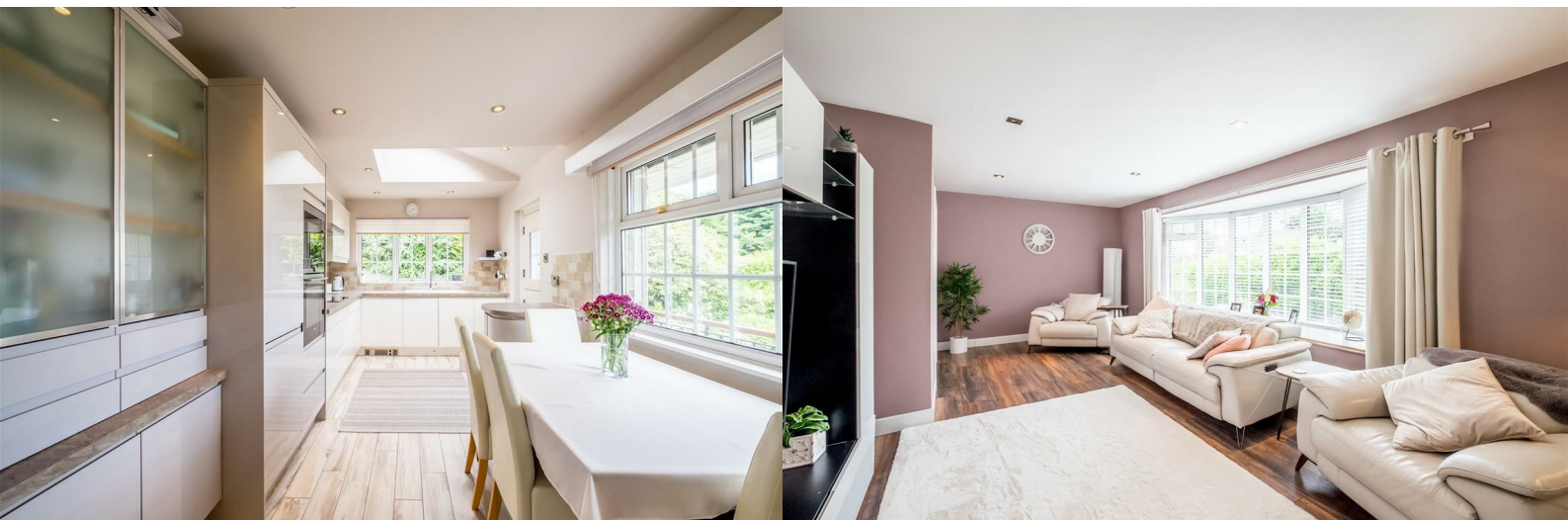
Residential Sales and Lettings



## 3 Spinneyfield

Fixby, Huddersfield, HD2 2HX

Offers in the region of £375,000



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## Entrance Vestibule

Enter the property via a composite front door into this well presented entrance vestibule with terracotta floor tiles and an exposed stone wall. There is a large PVCu window to the front aspect and an internal door leads into the main house.

## Entrance Hallway

A spacious hallway providing access to the living room, house bathroom and the ground floor bedrooms. There is a large under-stairs storage cupboard and stairs rise to the first floor. Laminate flooring flows throughout and provides underfloor heating.

## Living Room

A spacious and tastefully decorated living room offering plenty of natural light from the large PVCu bay window to the front aspect. The room features oak veneer doors including sliding doors leading into the kitchen. Laminate flooring with underfloor heating flows throughout.

## Kitchen/Diner

A stylish and contemporary kitchen diner featuring contrasting wall and base units, laminate worktops and tiled and glass splash backs. Integrated appliances comprise; an oven, a microwave, an induction hob, an extractor fan, a dishwasher and a fridge/freezer. There is a ceramic sink and drainer, ceramic tiles to the floor and there is ample space for a dining table. The room offers an abundance of natural light from PVCu windows to the side and rear aspects, a skylight window and there is a composite stable door leading to the side of the property.

## Bathroom

A modern fully tiled house bathroom comprising; a concealed cistern WC and wash basin set in a vanity unit and a bath with overhead dual functioning rainfall and handheld shower with a glass screen. Vinyl flooring flows throughout and there is a LED lit wall mirror and black towel rail.

## Bedroom One

A spacious double bedroom with a PVCu window to the rear aspect and a neutral carpet.

## En-suite

A fully tiled, modern en-suite bathroom featuring a WC, a wash basin set in a vanity unit and a bath with overhead dual functioning rainfall and handheld shower and a glass screen. There is a PVCu privacy window to the rear aspect, tiles to the floor, a chrome towel rail and an LED light mirror.

## Bedroom Two

A second double bedroom with a PVCu window to the rear aspect and a laminate floor.

## Landing

Carpeted stairs rise to this light and airy landing providing access to the first floor bedroom. There is a PVCu window to the side elevation.

## Attic Room

A attic room with two Velux windows, laminate flooring and under eaves storage. This room could be made into two separate rooms and also features under floor heating throughout.

## Sports Bar

An additional room to the ground floor which could be used for a variety of purposes and is currently a fantastic home sports bar. Accessed via a composite door and with PVCu double doors to the rear, this room has a feature stone wall, ceramic tiles to the floor and underfloor heating. There is also a separate cloakroom area featuring a WC and wash basin.

## Exterior

Externally this property offers a large, enclosed and private garden to the rear featuring a raised decked area, a split

level lawn and an additional patio area with ornate floor tiles. There is access around the side of the property and also useful storage space underneath the decking. To the front of the property there is a driveway providing parking for two cars leading to a single garage with an electric roller door. There is a graveled area to the front with artificial grassed steps leading to the bar and to the other side of the property is an additional set of stone steps.

### **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**

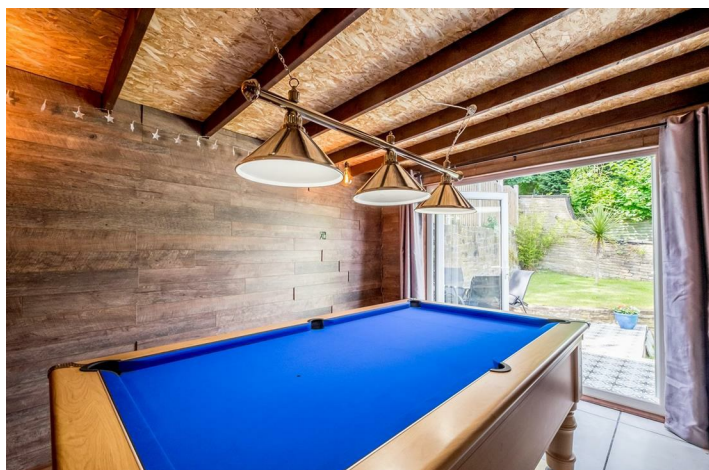
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



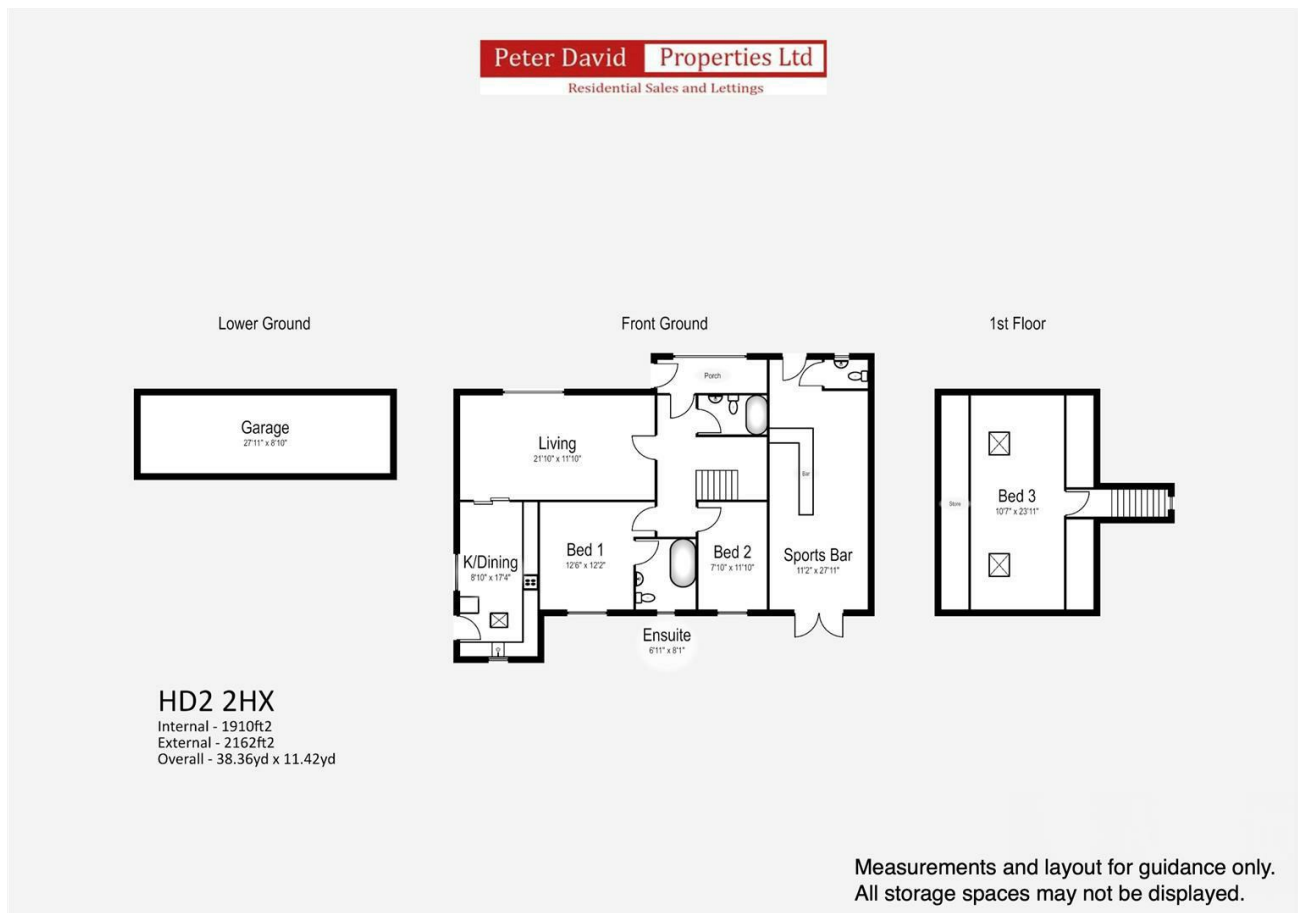
## Hybrid Map



## Terrain Map



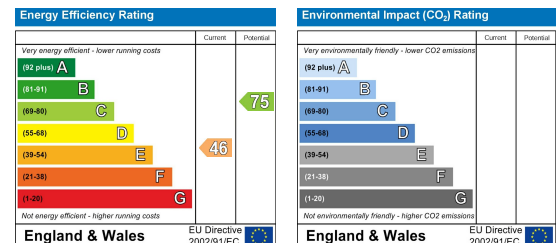
## Floor Plan



## 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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