

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 7 Hazel Grove

Fixby, Huddersfield, HD2 2JP

Offers in the region of £320,000



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## Ground floor -

### Entrance Hall

Enter the property through a stylish composite door with a PVCu glass panel to the side into a light and spacious entrance hallway with luxury Karndean flooring and a contemporary light fitting. Access to the living room, second reception room, kitchen and WC. There are stairs rising to the first-floor accommodation. A luxury carpet flows throughout the property.

### WC

A modern and stylish ground floor WC with luxury Karndean flooring. Comprising of: WC, a corner wash basin with tiled splashback and a ceramic heated towel rail. PVCu privacy window to rear aspect.

### Living Room

A spacious living room with a PVCu bay window to the front aspect. The room also features a white wooden fireplace with a marble hearth and inset gas fire which provides an attractive focal point.

### Second reception room

A spacious, extended second reception room situated at the rear of the property offering a large, open plan living space. There is a gas fire set in a white marble surround and a luxury carpet. PVCu large windows to two sides provides an abundance of natural light and wonderful views into the garden. A PVCu door to leads out to the rear garden.

### Kitchen

A well-equipped luxury 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 of; an electric oven, an electric hob, and a n 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 luxury 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 luxury 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 elevation. This room also benefits from fitted wardrobes across one wall and a luxury carpet.

### Bedroom Three

A spacious single bedroom with a PVCu window to the front elevation and a luxury 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 ceramic 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 mosaic stoned tiered area, surrounded with established beds with mature shrubs. There is also a shed at the bottom of the garden and located adjacent to the extension, 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



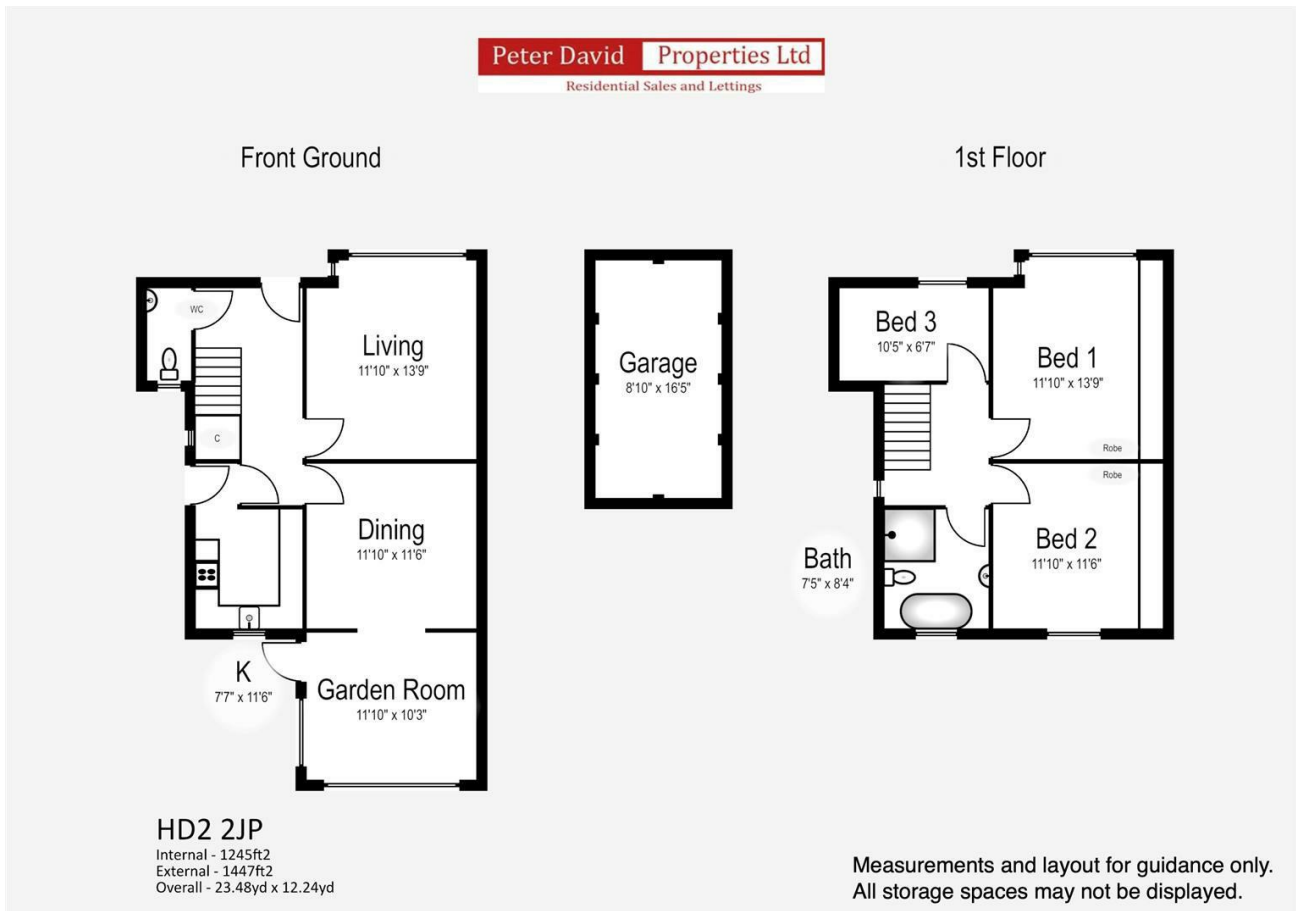
## Hybrid Map



## Terrain Map



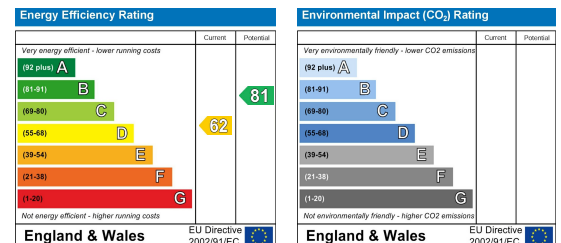
## Floor Plan



## 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



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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