

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 159 Lightridge Road

Fixby, Huddersfield, HD2 2HS

Offers in the region of £370,000



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\* THREE BEDROOM DETACHED PROPERTY \* DESIRABLE LOCATION  
\* THREE RECEPTION ROOMS \* IDEAL FAMILY HOME \*

Peter David Properties are pleased to present to the open market this IMMACULATELY PRESENTED THREE bedroom detached property in the sought after location of Fixby.

This ideal family home sits on a LARGE PLOT and has THREE BEDROOMS, THREE RECEPTION ROOMS, a LARGE PRIVATE AND ENCLOSED REAR GARDEN and a DRIVEWAY (with parking for four cars).

To the ground floor the property comprises: an entrance hallway, a living room, a dining room, a snug, a kitchen, a utility room and a downstairs WC. To the first floor the property features two double bedrooms, a single bedroom and a house bathroom.

Externally the property provides a large and enclosed private garden to the rear with two paved patio areas and lawn and to the front, a lawn with surrounding borders. There is also a large driveway (with parking for up to four cars) leading to a single garage.

Located close to the M62 network, this is an ideal location for those looking to commute to Manchester or Leeds, and close to both Brighouse and Huddersfield town centres. There are good schools nearby. Viewing is highly recommended.

### Ground floor -

#### Entrance Hallway

Enter the property through a composite front door into a spacious and welcoming entrance hallway. Contemporary Karndean wood effect flooring flows throughout and an additional composite door provides access to the side of the property. The hallway leads to the living room, dining room, kitchen, utility room, WC and has carpeted stairs to the first floor. There is also a useful storage cupboard under the stairs.

#### Living Room

This generous dual aspect living room boasts plenty of natural light from a large PVCu bay window to the front aspect and PVCu window to the side. The focal point of the room is the fireplace, which houses a gas fire and has a marble hearth with white wooden surround. A neutral carpet flows throughout.

#### Dining Room

A spacious dining room with two PVCu windows to the side and a neutral carpet. There is also a gas fire with a marble hearth and wooden surround. Double wooden and glass paneled doors lead into the second reception room.

#### Snug

A light and airy second reception room with a PVCu to the side aspect and large double PVCu doors leading into the rear garden. Contemporary Karndean wood effect flooring flows throughout.

#### Kitchen

A well appointed kitchen featuring beige matching wall and base units, laminate work surfaces and Karndean wood effect flooring. Integrated appliances comprise; a Rangemaster oven with five ring gas hob, an extractor fan and an under-counter fridge. The kitchen also includes a composite sink and drainer, a breakfast bar with two stools and a PVCu window overlooking the rear garden.

#### Utility Room

This useful utility room has plumbing for a washing machine and space for an additional freestanding appliance. There is a PVCu privacy window to the side aspect, a laminate worktop and wall shelves.

#### WC

A fully tiled WC with a WC and wash basin set in a vanity unit. There is a PVCu privacy window to the side aspect and Karndean wood effect flooring.

### First floor -

#### Landing

A spacious landing with a PVCu privacy window to the side aspect and providing access to all bedroom and the house bathroom. There is also a loft hatch with a pull down ladder leading to a boarded loft space with a Velux window. The landing also benefits from a large storage cupboard at the top of the stairs. A neutral carpet flows throughout.

#### Master Bedroom

A large double bedroom located at the front of the property with a PVCu window to both the front and side aspects. There are built in wardrobes across one wall, drawers and a dressing table providing ample storage space and a neutral carpet throughout.

## Bedroom Two

A second double bedroom offering a bright and airy feel with a large PVCu window to the rear and side aspects. A neutral carpet flows throughout.

## Bedroom Three

A single bedroom with a neutral carpet and a PVCu window to the rear elevation.

## House Bathroom

A fully tiled family bathroom comprising; a WC, a wash basin, a corner shower cubicle and a roll top bath. three piece modern bathroom with WC, wash basin and bath with overhead shower. There are tiles to the floor, a chrome towel rail and a PVCu privacy window to side aspect.

## Exterior

Externally the property benefits from a large driveway to the side (which provides parking for up to four cars) leading to a single, detached garage with power and light. To the front is a pleasant lawn with planted borders. The rear garden is spacious and enclosed with a large lawn and two patio areas. There is an abundance of mature trees and shrubs making it an ideal space to entertain guests, for children to play or for a keen gardener. There is also a garden shed and a greenhouse.

## 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



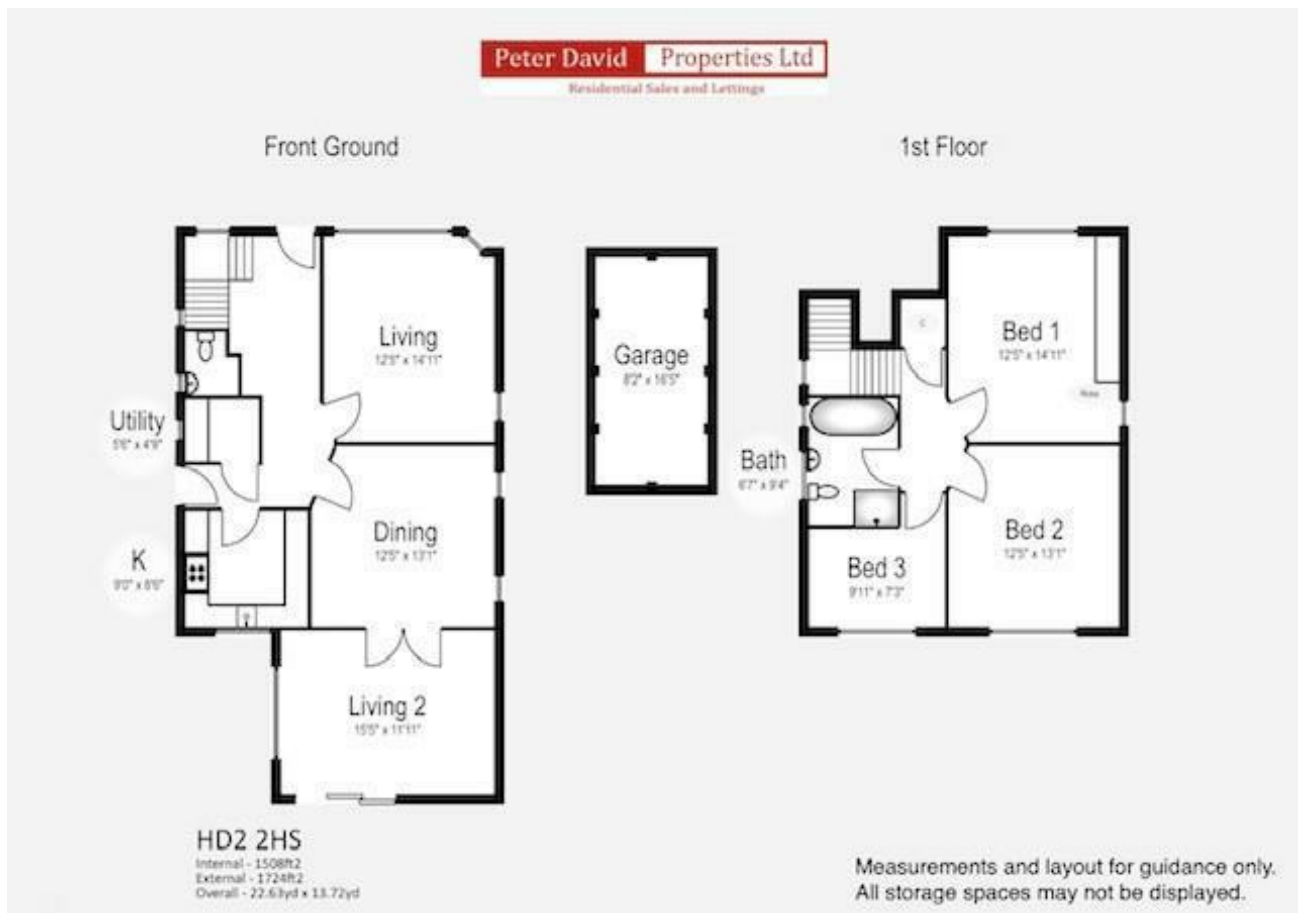
## Hybrid Map



## Terrain Map



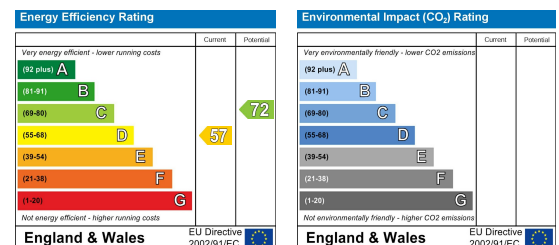
## Floor Plan



## 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



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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