Peter David Properties Ltd

Residential Sales and Lettings

28 Lightridge Road

Fixby, Huddersfield, HD2 2HE

Price guide £295,000

3 1 2 C

28 Lightridge Road

Fixby, Huddersfield, HD2 2HE

Price guide £295,000

Entrance Porch
This useful entrance porch has solid wood windows to three sides. A laminate floor compliments this space and a wood door leads through to the entrance hallway.

Entrance Hallway
This light and spacious entrance hallway is accessed through a solid wood door with a feature glass panel with diamond leaded windows surrounding the door. Benefiting from the original wood flooring and providing access to to the living room, second reception room and kitchen/diner. There is a spindle staircase with oak hand rail which rises to the first floor accommodation.

Living Room
This generous sized living room boasts original features including a decorative ceiling rose, ceiling coving and a large bay window to the front aspect. The focal point of the room is the fireplace, which houses a gas fire and has a marble surround.

Second Reception Room
A spacious second reception room which could serve as a variety of purposes (a playroom, a dining room, a snug) . The focal point of the room is the gas fire with a limestone surround. French PVCu double glazed doors with additional windows above allow plenty of natural light and lead to a decked area in the rear garden. Views into the rear garden can truly be appreciated from this room.

Kitchen/Diner
A spacious and beautifully appointed dual aspect kitchen diner with grey modern matching wall and base units, tiled splash-backs and laminate work-surfaces. Featuring integral appliances, including: a dishwasher, a fridge freezer, a microwave, an electric double oven, an induction hob with an extractor fan and an inset resin sink and drainer. There is ample space for a dining table and access to the cellar. Allowing plenty of natural light through a PVCu window to the rear and front aspect and also access to the rear garden through a solid wood door to the rear.

Cellar
An exceptionally large cellar with a good ceiling height giving the potential buyer the opportunity to create further living space (subject to any necessary permissions).

Landing
A split-level landing providing access to all first floor accommodation. PVCu window to side elevation.

Bedroom One
A large double bedroom with a bank of fitted wardrobes, neutral carpet and a large PVCu window to the front elevation.

Bedroom Two
A second good size double bedroom with fitted wardrobes to either side of the chimney breast and a neutral carpet. There is a large PVCu window to the rear elevation providing splendid views across the valley.

Office/Bedroom Three
An original third bedroom which has been transformed into a useful office space with a staircase rising to the second floor accommodation.. Featuring a floor to ceiling leaded window to front aspect.

Bathroom
A fully tiled modern house bathroom with four piece suite comprising: a corner shower with rain shower head, a bath, a vanity unit with WC and hand basin. Also benefiting from a chrome towel rail and a mirrored cabinet. Frosted PVCu window to the rear elevation.

Attic Room
A converted attic room currently used as a large double bedroom with two PVCu velux windows. Also benefiting from under eaves storage.

Second floor Landing
With fitted storage cupboard and velux double glazed window.

WC
A partially tiled useful WC with hand basin and ceramic tiled flooring.

Garage
With electric up and over door, power and light, windows to the rear and a side door with access to the rear garden.

Exterior
The external space is a real asset to this property. The property benefits from a paved driveway to the front (which provides parking for up to three cars). To the side a private road leads to a single detached garage There is a large garden to the rear showcasing an abundance of mature shrubs and plants, two larges lawns, a patio and a decking area. Also benefiting from a summer house which provides a perfect space to sit and unwind in this private and peaceful garden.

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

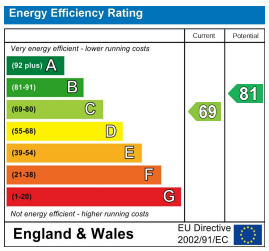
Terrain Map

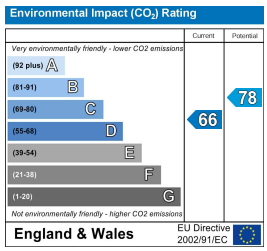
Floor Plan

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk