Peter David Properties Ltd

Residential Sales and Lettings

255 Cowcliffe Hill Road

Fixby, Huddersfield, HD2 2NA

Offers in the region of £375,000

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Ground floor -

Entrance Hall

Enter this stunning property through a composite door to the side into a spacious and welcoming entrance hallway. A contemporary grey checked carpet flows throughout and solid oak doors provide access to the living/dining area, ground floor bedrooms and house bathroom. A solid oak staircase with glass panels leads to the master bedroom suite and there is also a useful storage cupboard under the stairs providing storage space.

Kitchen

This room, along with the attached open aspect dining and living space, is the heart of this home and provides a perfect space to entertain, as well as relax in. The kitchen features modern grey wood effect base units, quartz worktops and quartz splash backs. Wood effect ceramic floor tiles flow throughout and the room also benefits from underfloor heating. Integrated appliances comprise; a Bosch electric double oven, a Bosch induction hob, a Bosch extractor fan, a fridge/freezer and a dishwasher. A sunken stainless steel sink sits in front of a PVCu window overlooking the rear garden and there are also two additional PVCu windows to the side aspect. A composite door with a half glass panel provides access to the rear garden and an internal doorway leads into the utility room.

Utility Room

A useful utility space with plumbing for a washing machine and space for an additional freestanding appliance. There is wood effect vinyl to the floor, wall shelves and two PVCu frosted windows.

Living/Dining area

This impressive open plan dining and living area features ambient, stylish, overhead lighting and there is a contemporary built-in grey storage unit to the alcove in the dining area. PVCu double doors lead off from the living area into the rear garden and there is also a PVCu window to both the side and rear offering plenty of natural light. This room also benefits from underfloor heating.

Bedroom Two

A tastefully decorated double bedroom with two PVCu windows to the front aspect allowing plenty of light to flow in. A neutral, luxurious deep pile carpet flows throughout.

Bedroom Three

A third double bedroom with two PVCu windows to the front aspect and an original, circular wooden framed window to the side. A neutral grey carpet flows throughout.

House Bathroom

A luxurious house bathroom comprising; a WC, wash basin and a freestanding bath with standalone chrome mixer tap with shower attachment. This stunning fully tiled bathroom features underfloor heating and there is a PVCu frosted window to the side aspect.

First floor -

Landing

A carpeted staircase leads to a small open landing area with a velux window and an under eaves storage cupboard. Ambient drop down lighting provides a contemporary feel.

Master Bedroom

A light and spacious master bedroom suite with two PVCu windows to each side offering a dual aspect. A neutral carpet flows throughout and the room boasts stylish drop down lights with matching wall lights which really compliment the room. There is a built-in cupboard to the eaves providing useful storage space and a solid oak door leads into the en-suite shower room.

En-suite

A luxury partially tiled en-suite shower room with a velux roof window. The room features a WC, a double wash basin

set in a vanity unit with drawers and a large walk-in shower cubicle with a dual functioning waterfall shower with handheld unit. There has been no compromise on quality with large, grey, marble effect tiles to the floor and underfloor heating.

Exterior

Externally this property benefits from gardens to both the front and rear. To the front there is a well manicured lawn with an abundance of mature plants and shrubs. Splendid views of the woodland and across the valley can also be enjoyed from the front of the property. There is driveway parking to the side for up to four cars leading to a single detached garage. To the rear there is an enclosed garden with a surrounding timber fence. A patio area with sunken flower beds, which is accessed from the living room and kitchen, offers a pleasant space to relax or entertain guests. A raised lawn is accessed from the patio and features surrounding shrubs, trees and there is a small vegetable patch to the rear.

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.
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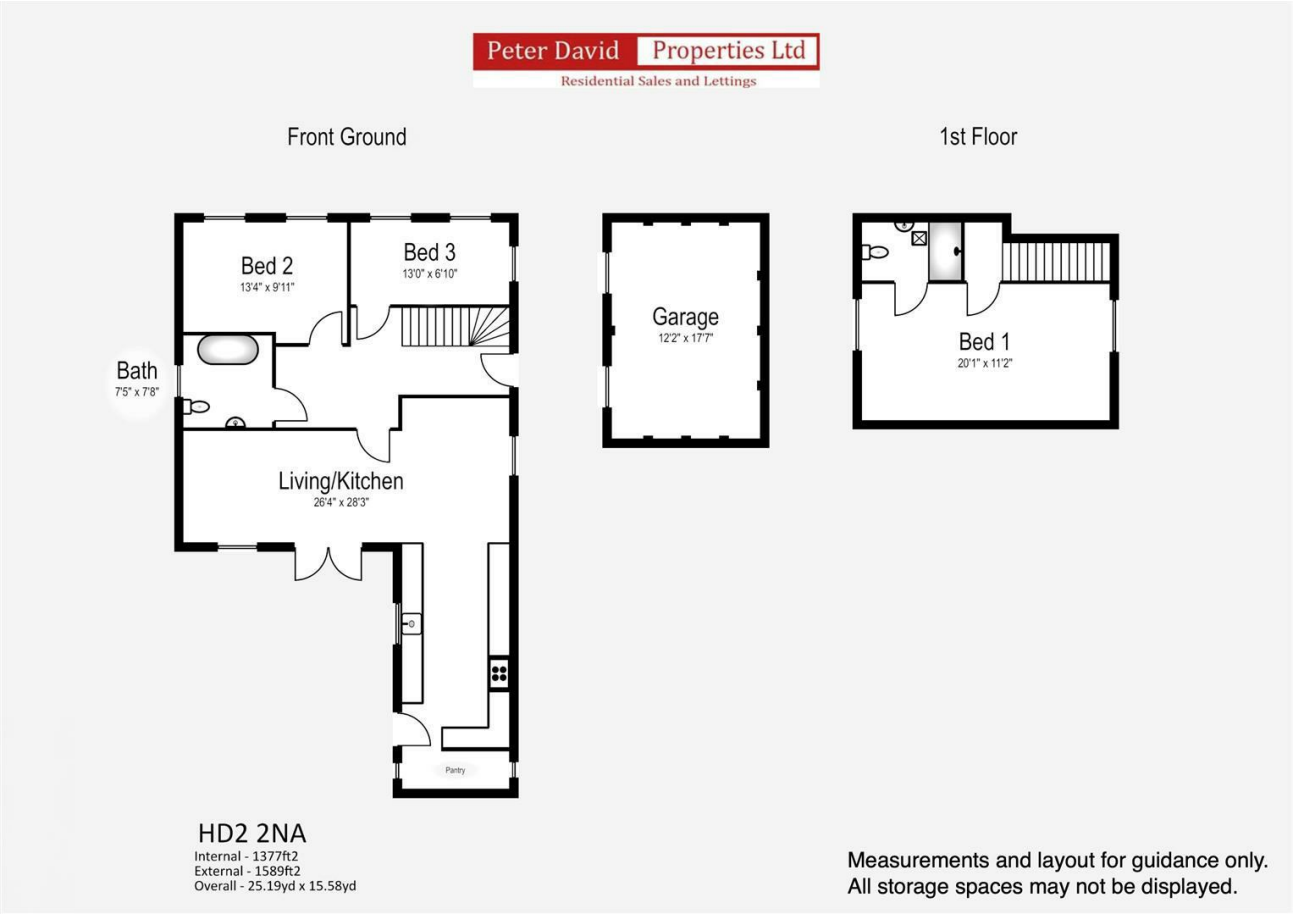
Road Map

Hybrid Map

Terrain Map

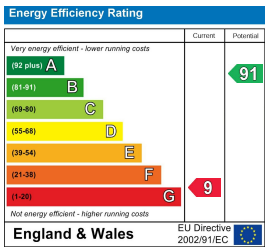
Floor Plan

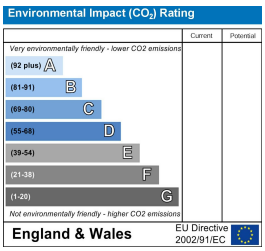


Viewing

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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