Peter David Properties Ltd

Residential Sales and Lettings

19 Southlands Drive

Fixby, Huddersfield, HD2 2LT

Offers in the region of £325,000

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Entrance Hallway
Enter the property via a PVCu door with PVCu privacy glass panels to the side into the hallway. Benfitting from laminate flooring and a storage cupboard. Access to the living room, groundfloor bathroom, dining room and kitchen. Carpeted stairs rise to the first floor accommodation

Living Room
To the front of the property is this spacious living room with an electric fire on a marble hearth with wood surround taking pride of place. PVCu window to front aspect.

Kitchen
To the rear is the kitchen with vinyl flooring, wood effect matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of a dishwasher, a freezer and a stainless steel sink and drainer under a PVCu window looking into the conservatory. There is a free standing double gas oven with a gas hob, an extractor and one free standing space for an appliance. Benefiting from a breakfast bar with seating for two people. A PVCu door leads into the conservatory and an archway leads through to the dining room.

Dining Room
Accessed via the kitchen archway or the door from the hallway, is the dining room. A PVCu window overlooks the beautiful rear garden.

Groundfloor Bathroom
A fully tiled house bathroom comprising of: WC, a wash basin, a bath and a corner shower cubicle with glass sliding doors. Benefiting from a chrome towel rail and mirror. PVCu privacy window to side.

Conservatory
To the rear is the conservatory with tiled flooring and PVCu windows to three sides, one of which has privacy glass and one having double doors leading out to the rear garden.

Landing
Carpeted stairs rise to the first floor accommodation. PVCu window to front aspect.

Bedroom One
To the front is a double bedroom with built in mirrored sliding wardrobes across one wall. PVCu window to front elevation.

Bedroom Two
To the rear is a second double bedroom with PVCu window overlooking the rear garden.

Bedroom Three
A third double bedroom with PVCu window to rear elevation.

Bedroom Four
A single bedroom with PVCu window to side aspect.

WC
A useful partially tiled WC with tiled flooring. Comprising of: WC, and a wash basin. PVCu privacy window to side aspect.

Exterior
This property sits on a large plot and has the potential to extend to the rear and to the side (STPP). To the rear is a private and enclosed garden with a lawn, two patio areas, an abundance of mature trees and shrubs and raised herbaecous borders. A gate takes you through to a large paddock. This garden is an ideal spot

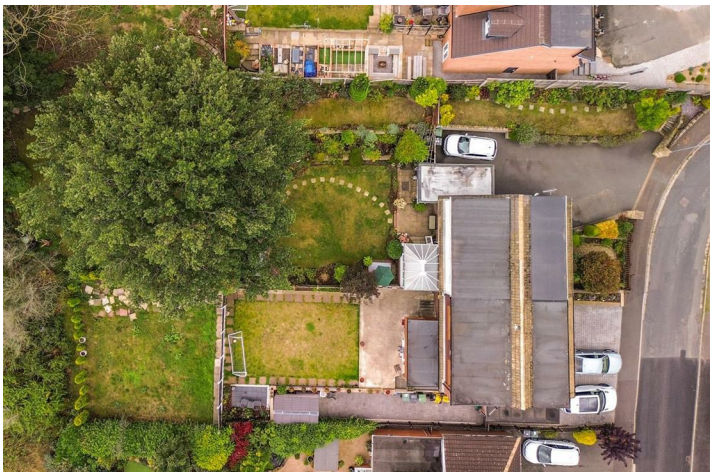
for relaxing with family or entertaining and also benefits from splendid views. To the front is a tarmac driveway (off road parking for five cars) leading to a single garage. There is a sunken decorated gravelled area with a pond and further mature shrubs.

Mortgages

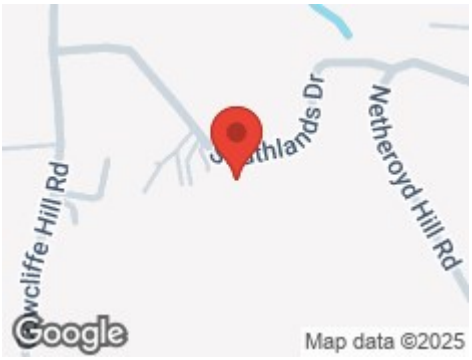
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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.



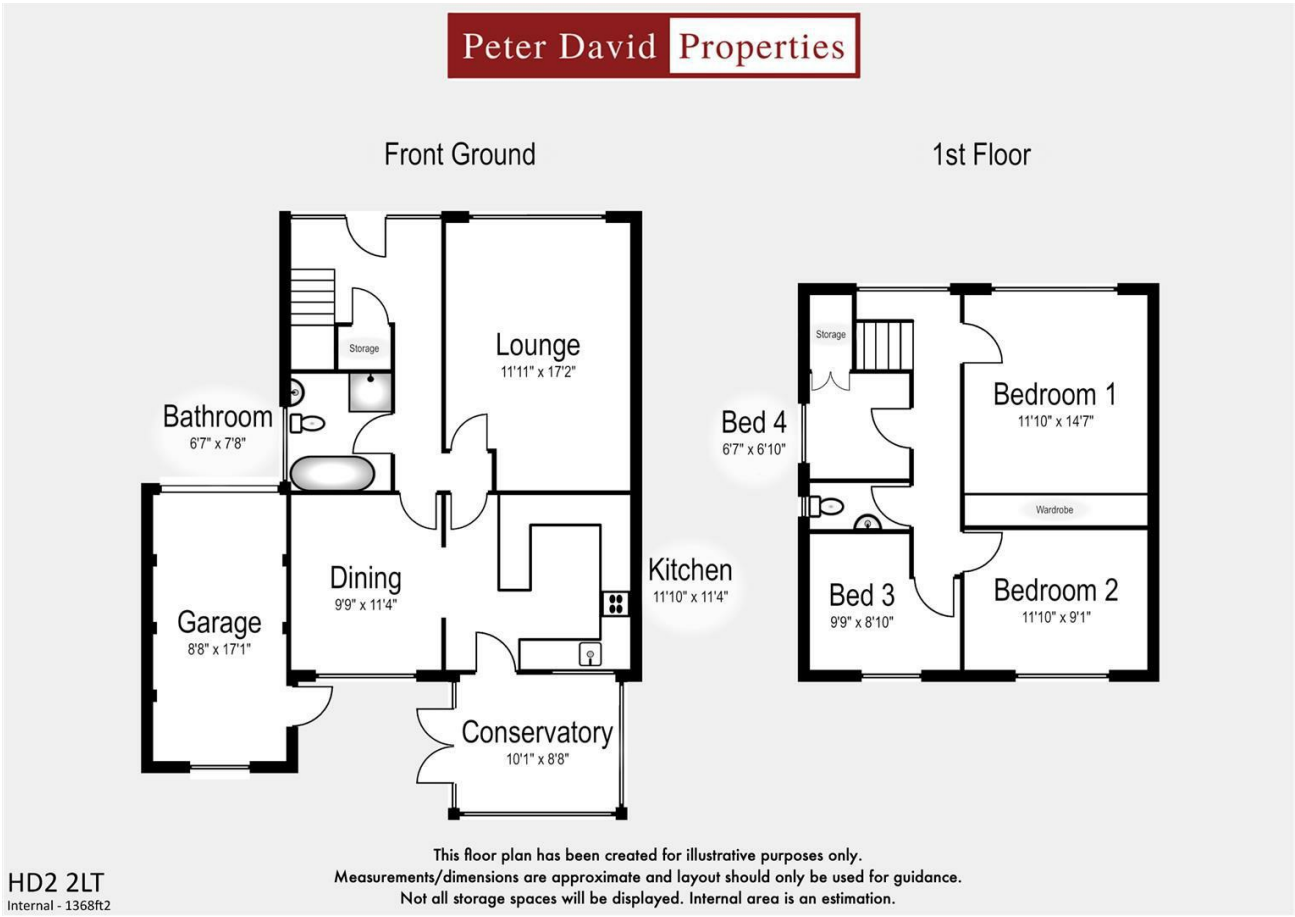
Road Map



Hybrid Map

Terrain Map

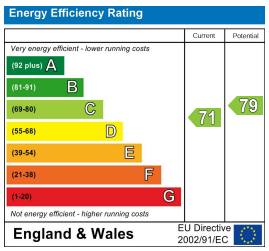
Floor Plan

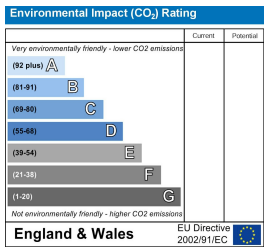


Viewing

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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