

Peter David

Properties Ltd

Residential Sales and Lettings



5 Prestwich Drive

Fixby, Huddersfield, HD2 2NU

Price guide £299,950



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Entrance Hall

Enter the property through a PVCu front door into a bright and spacious entrance hall. Double wooden doors with glass panels lead into the living room and there is also access from the hallway to the kitchen/diner, the downstairs WC and bedroom five/study. An exposed wooden staircase leads to the first floor and additionally there is a useful under stairs storage cupboard.

Living Room

A well appointed, dual aspect, living room with a PVCu window to the front aspect and PVCu sliding doors to the rear overlooking the garden. The room has solid wooden flooring and a feature fireplace with a wood burner providing an attractive focal point.

Kitchen/Diner

A well proportioned room which enjoys plenty of natural light with two PVCu windows and a PVCu half glass door allowing access to the rear garden and enjoying far reaching views across the valley. The kitchen features light wood matching wall and base units, laminate worktops and a stainless-steel sink. Integrated appliances comprise of an extractor fan and there is also a freestanding oven/grill and dishwasher included in the sale. There are tiles to the floor and a tiled splash back to the kitchen area. The room has ample space for a dining table and a door provides access to the single, attached garage.

Downstairs WC

A useful downstairs WC comprising of a WC and wash basin. The room has tiled flooring and a tiled splash back above the sink. There is a PVCu privacy window to front aspect.

Bedroom Five/Office

A ground floor double bedroom with PVCu window to front aspect. This room could serve a variety of uses from a study to a playroom.

Landing

An open landing with access to all first floor bedrooms and the house bathroom. There is a large storage cupboard and a loft hatch.

Master Bedroom

A large master bedroom with a PVCu window to rear elevation. The room benefits from fitted wardrobes across one wall with mirrored sliding doors.

Bedroom Two

Double bedroom with PVCu window to rear aspect enjoying far reaching views across the valley.

Bedroom Three

A third double bedroom with PVCu window to front aspect.

Bedroom Four

A fourth double bedroom with PVCu window to front aspect.

House Bathroom

A modern newly fitted fully tiled family bathroom with a three piece suite comprising: a WC, a large wash basin, a curved T-bath with overhead shower and glass shower screen. Additionally there is a PVCu frosted window to rear aspect and a mirrored wall light.

Exterior

A large, enclosed, tiered garden with a paved area stretching the width of the property with a wooden shelter, perfect for entertaining friends in the summer

months. A decked area to the middle tier provides ample space to relax and there is also a large lawn area to the bottom of the garden. To the front there is a sloped lawn, two driveways providing off road parking for two cars and access to the single garage, which also leads through to a summer house.

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



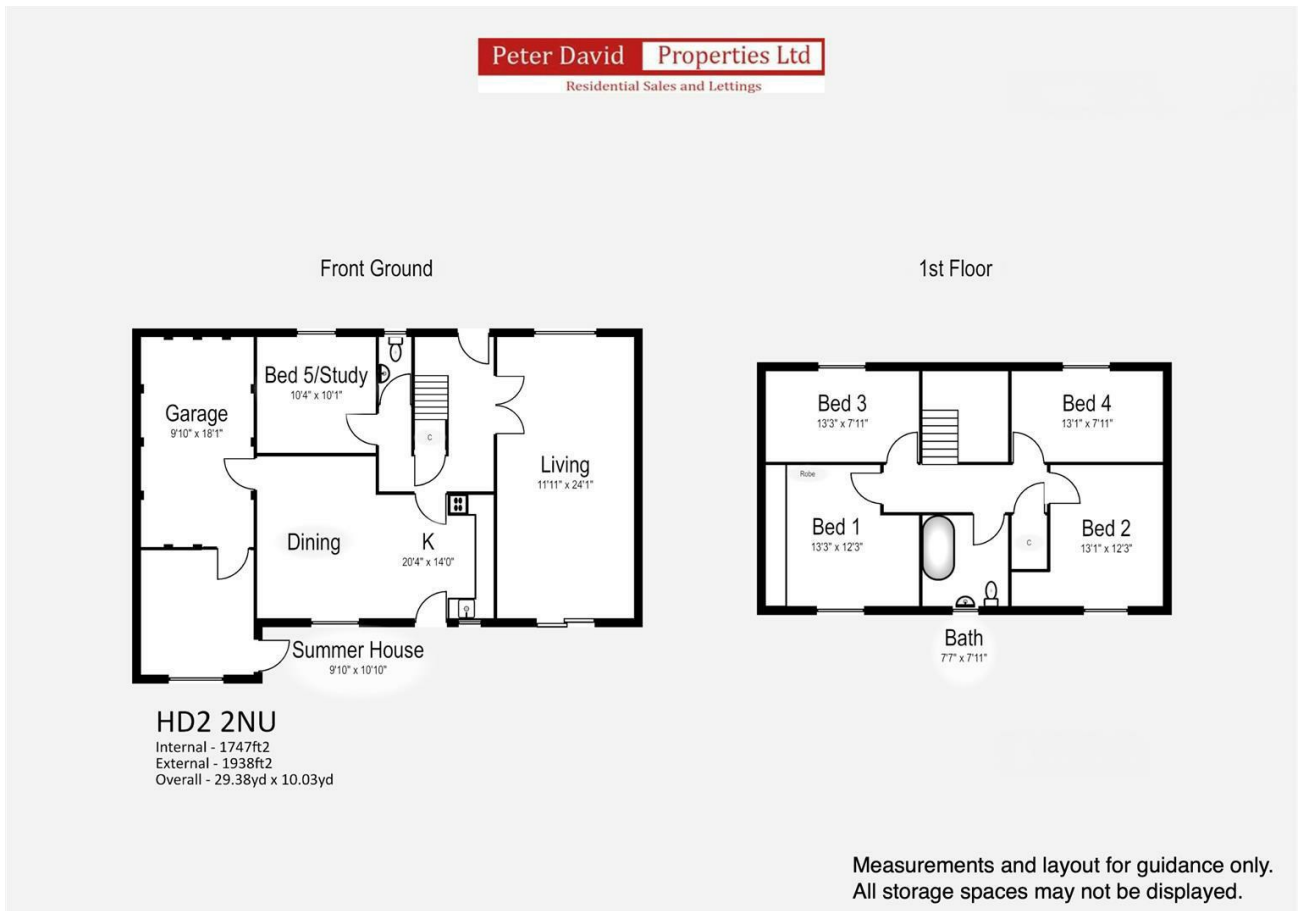
Hybrid Map



Terrain Map



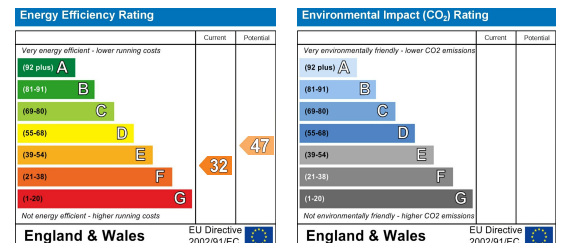
Floor Plan



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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