Peter David Properties Ltd

Residential Sales and Lettings

6 Beechwood Grove

Fixby, Huddersfield, HD2 2FF

Offers in the region of £400,000

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Ground Floor -

Entrance Hallway

Enter this stunning property through a stylish composite front door with two privacy glass panels and a further privacy panel to the side into this bright and spacious entrance hallway. Providing access to the living room, the ground floor WC and the dining room, this hallway features a deep pile carpet that rises up the stairs to the first floor accommodation.

Living Room

A well appointed living room flooded with natural light from the large PVCu bay window to the front aspect. There is a luxurious cream carpet creating a warm and cosy feel.

Ground Floor WC

To the ground floor is this useful WC with neutral wood effect laminate flooring. Comprising a WC, a wash basin with a mosaic tiled splash back and a chrome towel rail. The current owners have also made great use of the space by adding a custom fit cream storage unit with a tiled work surface providing ample storage space.

Dining Room

A second reception room currently utilised as a dining room benefiting from large sliding PVCu doors with fitted blinds overlooking the rear garden. A doorway provides access to the kitchen.

Kitchen

Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting Burbidge matching wall and base units, in the colours 'clay' and 'mocha', a glass splash-back, a silestone quartz worktop, a sunken stainless steel sink, and a breakfast bar providing seating for three people. Integrated appliances comprise of high range AEG appliances including; a single electric oven, an induction hob, an eye-level microwave oven, a warming drawer, a steam oven, a washer/dryer (newly fitted in 2022), a fridge freezer and an under counter freezer. There is also a NEFF dishwasher recently fitted in 2022. Finished off with high quality wood effect laminate flooring and contemporary lighting this kitchen can truly only be appreciated upon internal viewing! Additionally, there are two twin PVCu windows that provide plenty of natural light and a composite door leads out to the side aspect.

First Floor -

Landing

Carpeted stairs rise to the first floor accommodation to the landing that provides access to all the bedrooms and the house bathroom. There is a PVCu window to the side aspect.

Master Bedroom

A well-proportioned Master Bedroom benefiting from fitted wardrobes with sliding mirrored doors and a custom built dresser with bedside cabinets providing ample storage space.

Bedroom Two

A generously sized double bedroom set to the rear of the property benefiting from fitted wardrobes with sliding mirrored doors. There is a PVCu window to the rear elevation providing incredible views.

Bedroom Three

A small double bedroom with custom built fitted wardrobes and desk providing ample storage space. There is a PVCu window to the rear elevation.

House Bathroom

A fully tiled house bathroom comprising of: a concealed cistern WC, a wash basin inset in a wood effect vanity unit, a bath, a separate shower cubicle with a glass screen and a ceramic towel rail.

Exterior

Externally the property benefits from a fully enclosed south-east facing garden to the rear featuring a well-manicured lawn, various flower beds, decorative slate chippings and a Leylandii conifer hedge. There is a useful timber built summer house which benefits from electrics and could be used to serve a variety of purposes such as an office or reading room. There is an outdoor tap to the rear. To the front of the property is a tarmacked driveway leading to the integral garage which is 1.5 in width. The garage benefits from an electric door and a tap. To the front of the property is an impressive alpine garden, an immaculate colour coordinated flower bed and a well manicured lawn. Credit must be given to the current owners as the gardens to the front and rear have been well-maintained and can only be appreciated upon viewing! Additionally, there is modern outdoor lighting surrounding the property and an alarm system.

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

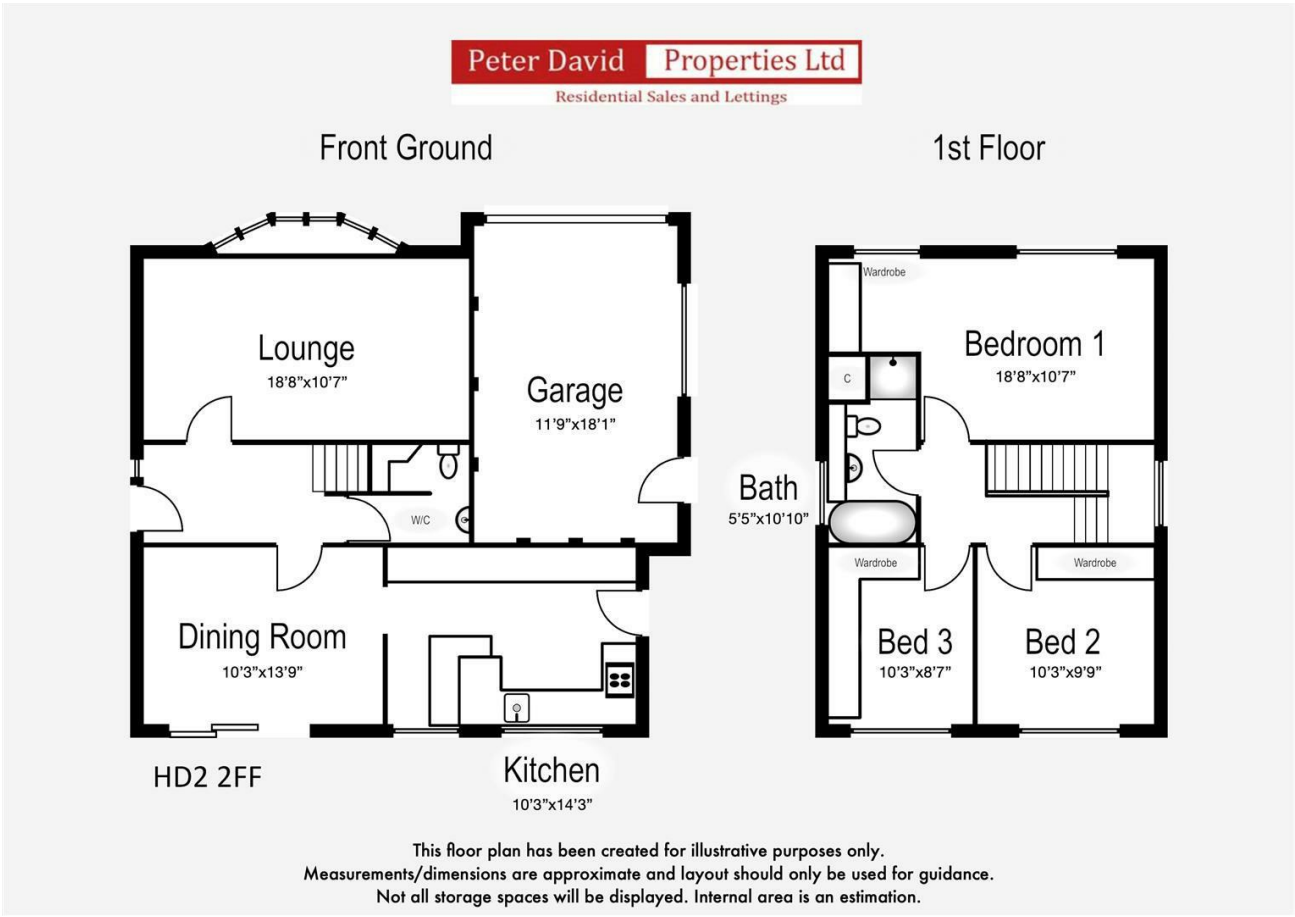
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

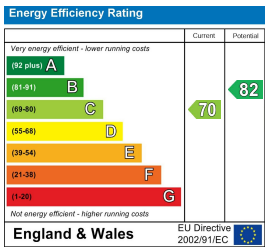


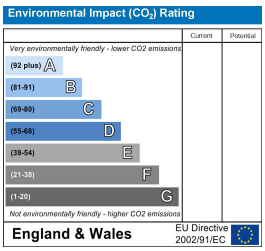
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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