

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 519 Bradford Road

Fixby, Huddersfield, HD2 2LH

Offers over £340,000



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**\* FOUR BEDROOM DETACHED HOUSE \* IMMACULATELY PRESENTED THROUGHOUT\* BEAUTIFUL FAMILY HOME\***

Peter David Properties are pleased to present to the open market this IMMACULATELY-presented FOUR BEDROOM DETACHED house. Occupying a GENEROUS PLOT this property which is set back from the main road boasts BEAUTIFUL GARDENS, a LOG BURNING STOVE, a DRIVEWAY and a GARAGE (providing off road parking for two cars).

To the ground floor, the property comprises: an entrance hallway, a shower room, a kitchen/diner, a useful utility room, a living room a conservatory and two double bedrooms which could serve a variety of purposes (bedrooms, a study, a snug, a playroom). To the first floor the property features: a luxurious master bedroom with under eaves storage, an additional double bedroom and a house bathroom.

Externally this property benefits from gardens to four sides providing an abundance of pleasant mature shrubs, patio and lawned areas giving someone plenty of space to unwind.

The property is located just a short drive from Fixby, Brighouse and Huddersfield town centres, it is close to the M62 network so ideal for those looking to commute to Manchester or Leeds. There are good schools nearby. Viewing is highly recommended.

## Conservatory

Enter this stunning property at the rear through a composite door into this light and spacious Conservatory. Featuring a stone floor and stone feature wall it provides a perfect place to sit and unwind. Benefiting from an Aluminium full length wall radiator and a PVCu door to the side garden. There is access to the utility room and a wood door leads through to the kitchen diner.

## Utility room

A useful utility room with Belfast sink and plumbing for a washing machine, there is also additional space for a tumble dryer, this room also houses the boiler.

## Kitchen/Diner

A spacious and beautifully appointed dual aspect kitchen/diner with contrasting wall and base units and polished stone work-surfaces. Featuring integral appliances, including: a dishwasher, a fridge freezer, a range cooker with 5 five ring gas hob an extractor fan. The kitchen also benefits from an inset Belfast sink and tiled splash-backs. There is an ample dining area and the log burning stove is the focal point of the room. There is an abundance of natural light coming through from two PVCu windows to the rear and a PVCu door to the side and rear.

## Lounge

A generous sized dual aspect living room featuring a large bay window to the front aspect. There is a gas fire with feature surround and an additional window to the side aspect.

## Entrance Hallway

To the front of the property PVCu double doors lead into a small porch area which leads into this spacious entrance hallway. Providing access to the living room, kitchen/diner, bedroom two, and with stairs rising to the first floor. Also benefiting from a large storage cupboard.

## Downstairs Bedroom

A large double bedroom located on the ground floor with a PVCu window to the front overlooking the garden.

## Bathroom (Ground Floor)

A partially tiled large double shower room with WC and wash basin. Featuring a ceramic/chrome radiator and towel rail with ceramic tiled flooring.. Window to the side.

## Landing

Stairs wind up to the first floor to a light and spacious landing with two large Velux windows. Providing under eaves storage and an additional large storage cupboard. Access to the master bedroom, bedroom three and house bathroom.

## Master Bedroom

A characterful light and spacious master bedroom with its original beams and built in wardrobes. There is plenty of under eave storage and a large Velux window allowing plenty of natural light.

### Bedroom Three

A third double bedroom also featuring the original beams and under eaves storage with a Velux window and window to the side elevation.

### Bathroom (First Floor)

A characterful house bathroom with a three piece suite comprising WC, a vanity unit with hand basin and a large bath with freestanding taps. A Velux window gives plenty of light with another window to side elevation. Grey vinyl flooring complete the look.

### Bedroom Four

A fourth double bedroom located on the ground floor which could serve a variety of purposes (office, snug, playroom) Window to the side.

### Exterior

This property sits on substantial grounds with gardens to four sides. To the front there is a large lawned area with mature shrubs and patio, to the side an additional patio and lawned area which is slightly more secluded and provides privacy to sit and relax, there is a large wood store which houses plenty of logs for the wood burning stove. Access to the rear of the property is through a gate to yet another patio and an abundance of flowers and shrubs. Steps lead up to the driveway and a very large garage with workshop.

### 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

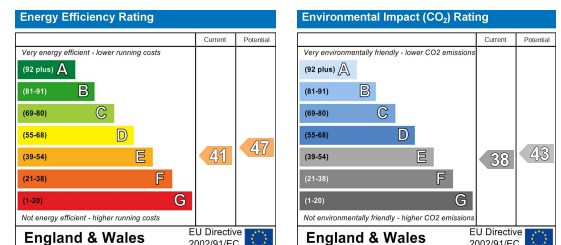


## Floor Plan

## 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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