Peter David Properties Ltd

Residential Sales and Lettings

573 Bradford Road

Fixby, Huddersfield, HD2 2JW

Offers in the region of £520,000

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Ground floor -

Entrance Porch
Enter this characterful and spacious property via a PVCu front door with surrounding glass panels in this useful porch with tiled flooring. A wooden door with surrounding glass panels leads into the main house.

Entrance Hallway
A large and welcoming entrance hallway offering an array of original features from wooden wall paneling to high ceilings. Provides access to the living room, dining room and rear reception room. There is also a large under-stairs cupboard boasting plenty of storage space and also featuring a PVCu frosted window to the rear aspect.

Living Room
This generous dual aspect living room boasts plenty of natural light from a large PVCu window to the front aspect and additional PVCu windows to an alcove overlooking the front and rear aspects. The focal point of the room is the fireplace, which houses a gas fired stove with a marble surround. A neutral carpet flows throughout and a wooden glass panelled door with windows to each side leads through to the conservatory.

Conservatory
A spacious and bright conservatory with PVCu windows to three sides. PVCu double doors lead out to the rear garden and there are tiles to the floor.

Dining Room
A well appointed dining room with a large PVCu window to the front aspect and a neutral carpet. There is a small serving hatch through to the rear reception room.

Rear Reception Room
An additional reception room located at the rear of the property with a PVCu window to the rear aspect and an internal door leading into the kitchen. A green carpet flows throughout and there is a built-in storage cupboard to the corner.

Kitchen
A fully tiled kitchen with matching wooden wall and base units, laminated worktops and a stainless steel sink and drainer. Integrated appliances comprise a gas hob, extractor fan, dual oven, dishwasher and an under-counter fridge and freezer. There is also plumbing for a washing machine, ceramic tiles to the floor and there are two PVCu windows overlooking the rear garden.

Rear Porch
Located off the kitchen is a rear porch providing access to the ground floor WC. There is also a PVCu door to the side and ceramic tiles to the floor.

WC
A fully tiled ground floor WC with a wash basin. There is a PVCu privacy window to the side aspect.

First floor -

Landing
A spacious and open landing with a large, decorative window overlooking the rear garden. The landing provides access to the bedrooms, separate WC and bathroom. A neutral carpet flows throughout and there is a large loft hatch with a pull down ladder leading to a partially boarded loft space.

Bedroom Two
A generous double bedroom currently used as an office with a large PVCu window to the front aspect. The room leads through to a second landing area leading to the master bedroom and en-suite.

Bedroom Three
A large double bedroom located at the front of the property with a PVCu window to the front aspect. A beige carpet flows throughout.

Bedroom Four
A fourth double bedroom located at the rear of the property with a PVCu window to the rear elevation. There are built in wardrobes across one wall and a dressing table providing ample storage space and a beige carpet flows throughout.

Bedroom Five
A single bedroom with a PVCu bay window to the front elevation, a red carpet and built-in storage cupboards to one wall.

Seperate WC
A fully tiled WC with a PVCu privacy window to the rear aspect.

Bathroom
A fully tiled house bathroom with a wash basin, bath and shower cubicle with dual functioning handheld and waterfall shower. The bathroom benefits from a fitted sideboard across one wall, a chrome towel rail and a large wall mirror. There is a PVCu privacy window to the rear.

Master Bedroom
Accessed via a small landing area off bedroom two with a PVC window to the rear is this well presented Master bedroom with a large PVCu window to the front elevation. There are fitted wardrobes across one wall and fitted drawers and a dressing area across the adjacent wall providing ample storage space. A beige carpet flows throughout.

En-suite
A fully tiled en-suite shower room with a WC, wash basin, bidet and shower cubicle. There is a PVCu privacy window to the rear aspect.

Exterior
Externally the property sits on a substantial plot and benefits from a large, block paved driveway to the front (which provides parking for up to six cars) leading to an attached, double garage with an up and over door. To the front there is also a pleasant lawn with planted borders and an additional raised bed next to the driveway. The rear garden is spacious and enclosed with a large, well manicured lawn with planted borders and an array of mature shrubs and tress. There is a paved area which provides a perfect place to relax and enjoy the garden, along with a rockery featuring an abundance of well establish plants and shrubs. There is a small garden shed to the garden area and an additional shed down the side of the property. The adjacent side of the property provides access to the garage and the rear porch.

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

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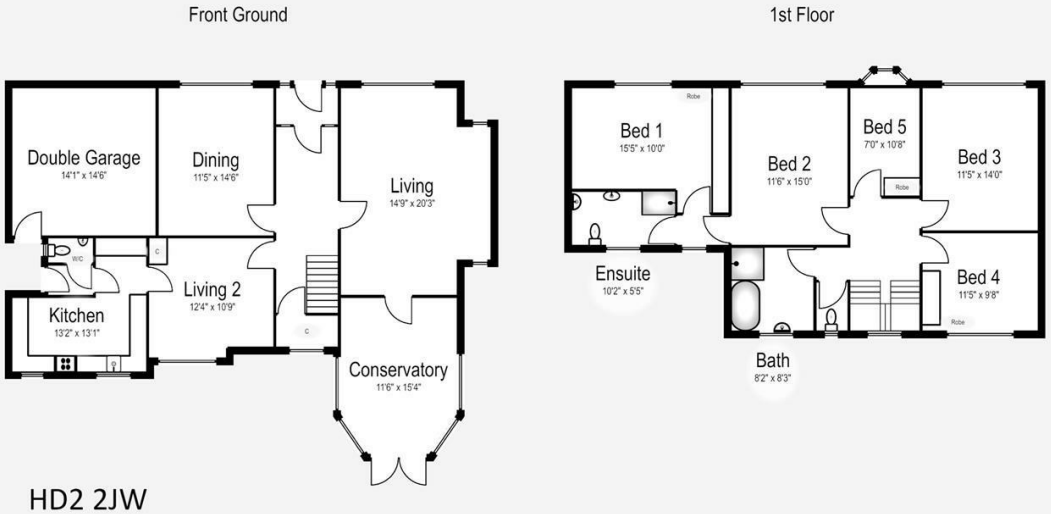


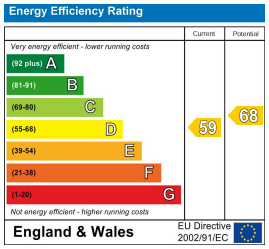
HD2 2JW
Internal - 2213ft2
External - 2450ft2
Overall - 33.53yd x 12.74yd

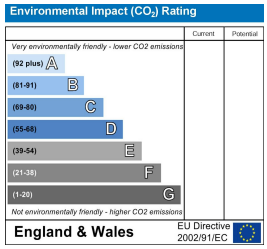
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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