Peter David Properties Ltd

Residential Sales and Lettings

36 The Fairway

Fixby, Huddersfield, HD2 2HU

Offers in the region of £475,000

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Entrance Hallway
Enter the property via a PVCu door into this spacious hallway. Benefiting from a storage cupboard and a cloakroom. Access to kitchen/diner, ground floor WC and living room. Stairs rise to first floor accommodation.

Ground floor WC
A useful partially tiled ground floor WC with tiled flooring. Comprising of WC a wash basin and PVCu privacy window to front aspect.

Open plan Living/Dining Room
A stunning spacious open plan living/dining room with decorative wall and ceiling panels. An electric fire sits on a marble hearth with a marble and wood surround. PVCu bay window to front and rear provides an abundance of natural light. A decorative archway leads through to the dining room again with decorative wall and ceiling panels. PVCu patio doors with PVCu windows to side lead out to the splendid rear garden. Access to kitchen/diner.

Kitchen/Diner
Running the full width of the property is this kitchen diner with tiled flooring, hi-wood polish wall and base units, QUARTZ worksurfaces and coloured acrylic splashbacks. There is a large Rangemaster oven with a six ring electric hob, and extractor, a dishwasher, and undercounter fridge, a microwave, a 1.5 stainless steel sink and drainer and ample space for a dining table. Benefiting from a two PVCu windows, one to the front and one overlooking the rear garden.

Utility
Leading off the kitchen is this useful utility with tiled flooring, hi-wood polish base units with marble worksurfaces, a stainless steel round sink, under the counter plumbing for a washing machine and ample space for an American fridge/freezer. A door leads through to the side porch with feature stone walls, terracotta tiled flooring, PVCu window and PVCu door out to side aspect. There is access to the double garage and access to the conservatory

Conservatory
To the rear of the property is the conservatory with tiled flooring. PVCu window to two sides and a PVCu door leads out to the patio area.

Landing
Carpeted stairs rise to the first floor accommodation again with feature panelling. Access to all bedrooms, house bathroom and fully boarded loft.

Master Bedroom
To the front of the property is this spacious master bedroom with neutral carpet. Benefiting from fitted wardrobes and dressing area. PVCu window to front elevation. Access to en-suite.

En-Suite
A fully tiled en-suite with tiled flooring. Comprising of: a concealed cistern WC, a wash basin with vanity unit, a corner shower with raninhead shower and glass sliding door. Benefiting from a chrome towel rail and illuminated mirror.

Bedroom Two
To the rear of the property is a second double bedroom with fitted wardrobes. PVCu window to rear elevation

Bedroom Three
A third double bedroom with fitted wardrobes. PVCu window to rear aspect.

House Bathroom
A fully tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin, feature corner bath and a large corner shower with glass panels and glass sliding door. Benefiting from an art decor glass wall and PVCu privacy window to front elevation.

Exterior

To the rear of the property is a private and enclosed large garden with a lawn, a paved patio area and an abundance of mature trees and shrubs. There is lighting around the patio area, a pergola, a pond and a greenhouse. Access down both sides to the front of the property. To the front is a large lawn again with mature shrubs. An electric gate takes you through to the block paved driveway (parking for five cars)leading to an integral double garage with an electric door, electrics and lighting.

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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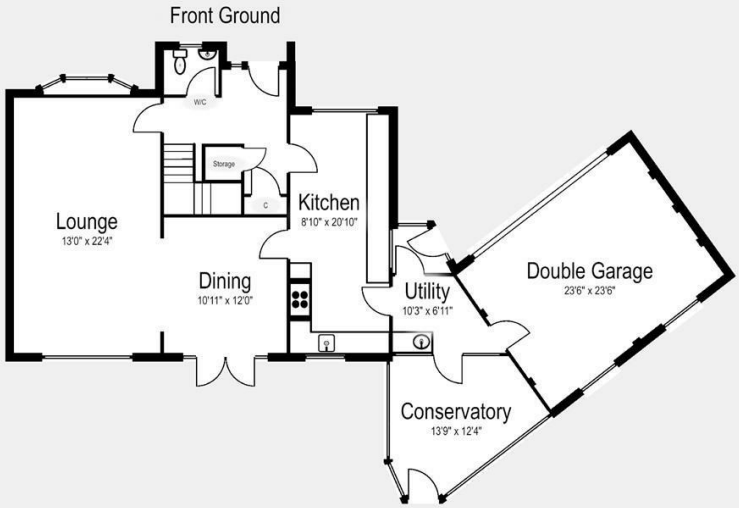


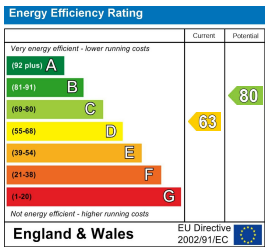
HD2 2HU
Internal - 1950ft2

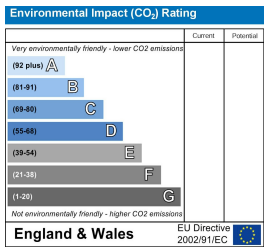
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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