



## 5 Beechwood Grove

Fixby, Huddersfield, HD2 2FF

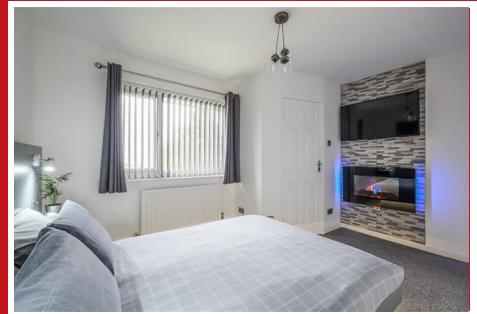
Asking price £410,000



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## Ground Floor -

### Entrance Hallway

Enter this stunning property through a stylish hardwood front door with full length privacy glass panel. This entrance hallway provides access to the living room, the ground floor WC and the kitchen. This hallway features oak flooring which flows through to the living room. Stairs rise 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. Oak flooring throughout. A log burner mounted on a glass hearth provides a stunning central focal point.

### Dining/Family room

A second reception room currently utilised as a dining room/family room benefiting from PVCu doors leading out to the rear garden and a PVCu window to the rear aspect. This spacious second reception offers enough space for a seating area creating that perfect family space. A doorway provides access to the kitchen.

### Kitchen

A contemporary luxurious kitchen set to the rear of the property. This space continues to uphold the high, modern aesthetic throughout, boasting white high gloss matching wall and base units, laminate worksurfaces, vinyl flooring, a glass splash-back, a sunken stainless steel sink and a breakfast bar providing seating for two people. Appliances comprise of high range Belling oven with five ring gas hob (negotiable), a washer-dryer, a dishwasher and a fridge/freezer. Additionally, there are two twin PVCu

windows that provide plenty of natural light and a composite door leads out to the side aspect. The kitchen also features speakers which are inset in the ceiling.

### Ground Floor W/C/ Cloakroom

To the ground floor is this useful WC with Oak flooring. Comprising a WC and a wash basin. The current owners have also made great use of the space by adding a cloak area.

### Landing

Carpeted stairs rise to the first floor landing which provides access to all the bedrooms and the house bathroom. There is a PVCu window to the side aspect. Access to the loft via a drop down ladder.

### Master Bedroom

A well-proportioned Master Bedroom that is carpeted and features an electric wall-mounted fire and TV point. Access to the en-suite. PVCu window to the front elevation that provides far reaching views.

### En-Suite

A partially tiled en-suite comprising of: WC, wash basin and a corner shower cubicle. Also benefiting from vinyl flooring and an electric chrome towel rail. There is a PVCu privacy window to the front elevation.

### Bedroom Two

A generously sized double bedroom set to the rear of the property benefiting from floor to ceiling fitted wardrobes and a grey carpet. There is a PVCu window to the rear elevation.

### Bedroom Three

A small double bedroom with laminate flooring, a

fitted wardrobe and PVCu window to the rear elevation.

#### **Bedroom Four**

A single bedroom with a grey carpet and a PVCu window to the front elevation providing far reaching views.

#### **House Bathroom**

A luxury, modern fully tiled house bathroom with ceramic tiled flooring comprising of a WC, a wash basin, a vanity unit, a large luxury bath with a rainhead and hand held shower with a glass screen. Also benefiting from a heated towel rail and a mirrored wall cabinet. PVCu privacy window to the rear elevation.

#### **Exterior**

To the front of the property is large tarmac driveway (providing off road parking for three cars) which leads to a single garage with an electric door. The garage benefits from power, lighting and a side door. Access to the rear is through a gate at the side of the property. To the rear is a two tier garden which is fully enclosed with an attractive well maintained hedges. To the top tier there is a lawn and a large wooden shed (negotiable). To the bottom tier there is a patio area

with an artificial lawn and a wind out canopy (negotiable). There is also the added benefit of outdoor lighting and a power point.



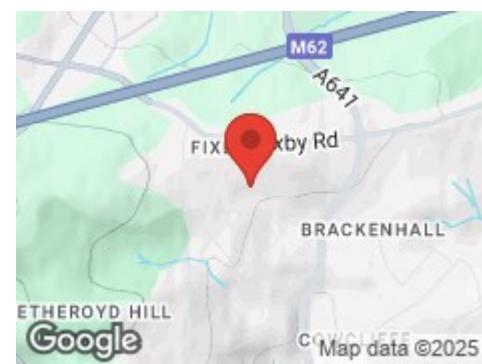
## Road Map



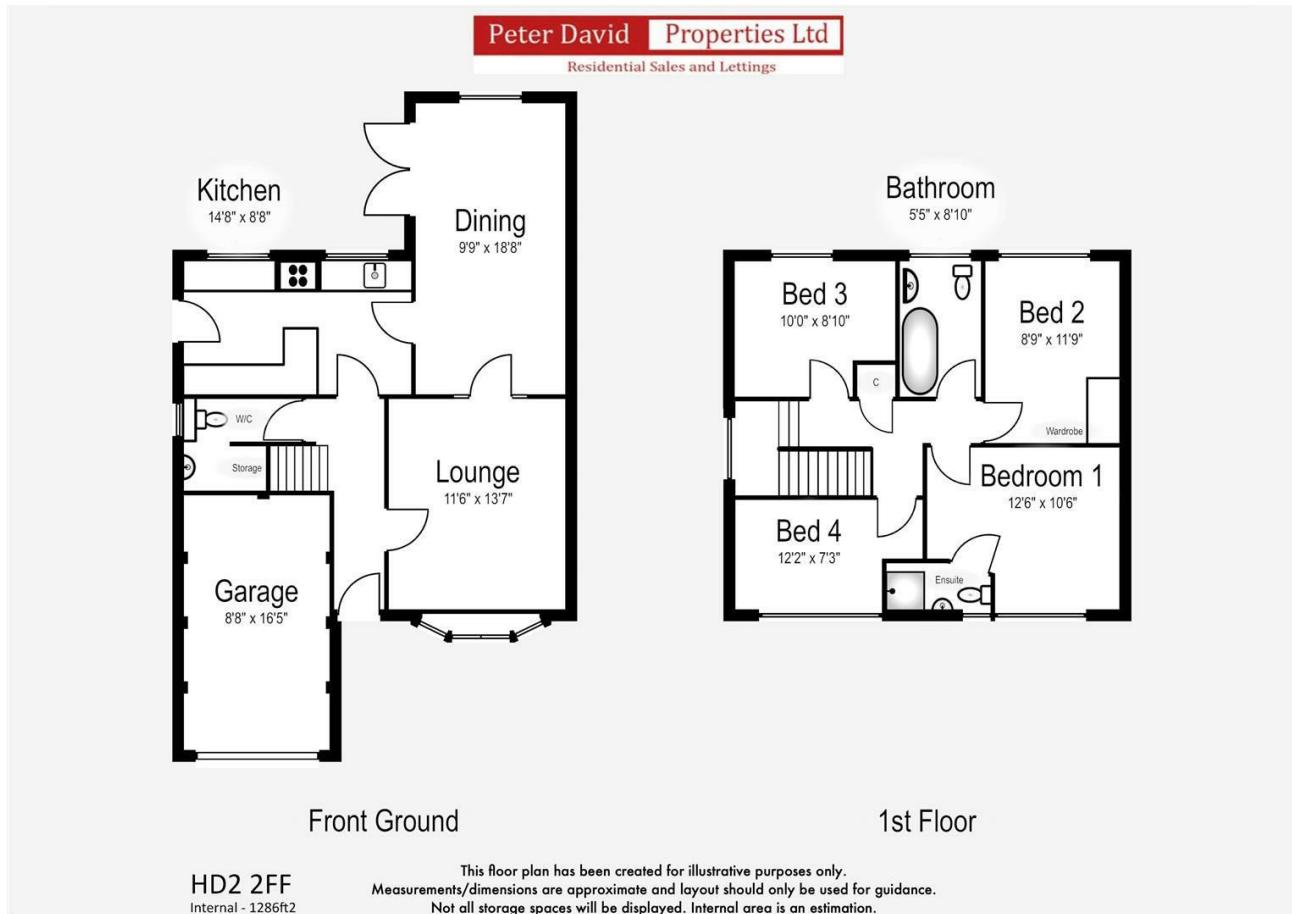
## Hybrid Map



## Terrain Map



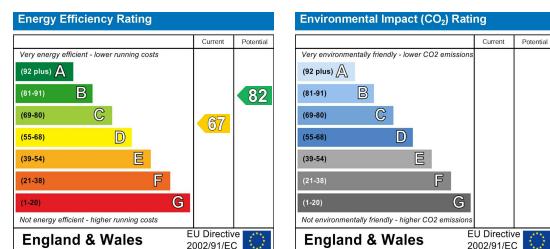
## Floor Plan



## 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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