

Peter David

Properties Ltd

Residential Sales and Lettings



### 3 Lightridge Close

Fixby, Huddersfield, HD2 2HW

Offers in the region of £650,000



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## Entrance Hallway

Enter the property via a PVCu front door into a spacious and welcoming entrance hallway. There are PVCu leaded and frosted windows to the front wall allowing plenty of light to flow in and access to a storage room, bedroom four and the living room. There are decorative tiles to the floor.

## Storage Room

A useful storage space with fixed shelving and a PVCu window to the front aspect. This room could be utilised as a separate WC or utility area.

## Bedroom Four/Office

A double bedroom offering a dual aspect with a PVCu window to both the front and side. There are fitted cupboards and a fitted sideboard. This room could serve a variety of purposes including a home office or childrens playroom.

## Living Room

A generously sized living room featuring a large PVCu window overlooking the rear garden and surrounding woodland. Laminate flooring flows throughout and a grand stone fireplace with a real flame gas fire provides an attractive focal point. There is an internal door accessing the rear hallway and an arched doorway with double doors and side glass panels leading through into the dining area.

## Dining Area

A carpeted dining space set off the kitchen providing an additional reception area with ample space for a large dining table.

## Kitchen/Diner

A well appointed dining kitchen set at the rear of the property featuring double PVCu doors leading out into the rear garden and there are also two PVCu windows to both the side and rear aspect. The kitchen boasts matching cream wooden wall and base units with granite worktops,

granite splash backs and a stainless steel sunken sink. Integrated appliances comprise; a Bosch double oven, Bosch five ring gas hob, stainless steel and glass extractor fan, washing machine, tumble dryer, dishwasher and fridge/freezer. Additionally the kitchen benefits from a granite topped breakfast bar providing an additional dining space and tile effect vinyl flooring flows throughout.

## Hallway

A rear entrance hallway with a PVCu door providing access to the rear garden. There are built-in cupboards across one wall offering plenty of useful storage space and the hallway provides access to the remaining bedrooms and the house bathroom. There is also a loft hatch leading to a fully boarded loft space.

## Master Bedroom

A generously sized Master Bedroom with a PVCu window to the front aspect. The room benefits from fitted wardrobes, overhead cupboards, bedside cabinets and a dressing table.

## Bedroom Two

A second double bedroom located at the front of the property with a large PVCu window to the front aspect. There is a built-in wardrobe and a fitted dressing table.

## Bedroom Three

A third double bedroom located at the rear of the property with a large PVCu window enjoying views over the garden and surround woodland. There are built-in wardrobes, overhead units and a fitted dressing table.

## House Bathroom

A fully tiled house bathroom with a PVCu privacy window to the side aspect. Featuring a WC, wash basin, large corner bath and a separate corner shower enclosure.

## Exterior

Externally the property enjoys a large and secluded plot. To

the rear of the property is a very generous garden with a large patio area spanning the whole width of the property. Metal railings separate a large lawn and the garden enjoys a peaceful and private setting with pleasant woodland views. There is also a large children's play area to the side. To the front there is a paved driveway with electric gates and parking for up to four cars leading to an attached double garage with power and plumbing. In front of the property there is a well manicured lawn with a rockery featuring an abundance of mature shrubs and trees. Gated access to the rear of the property can be gained from both sides.

### 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.

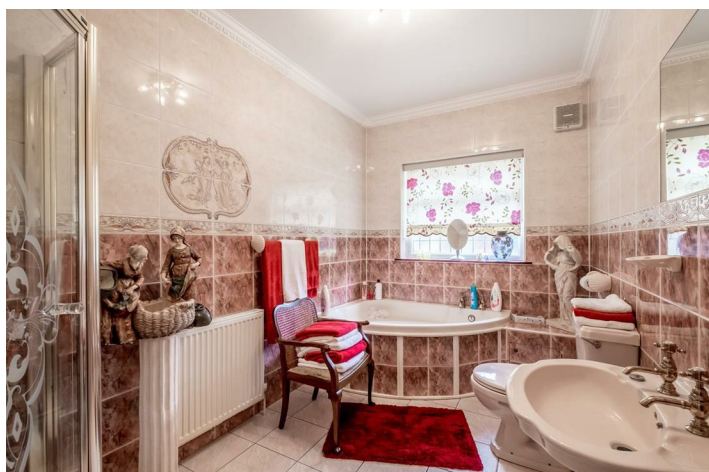
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please

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



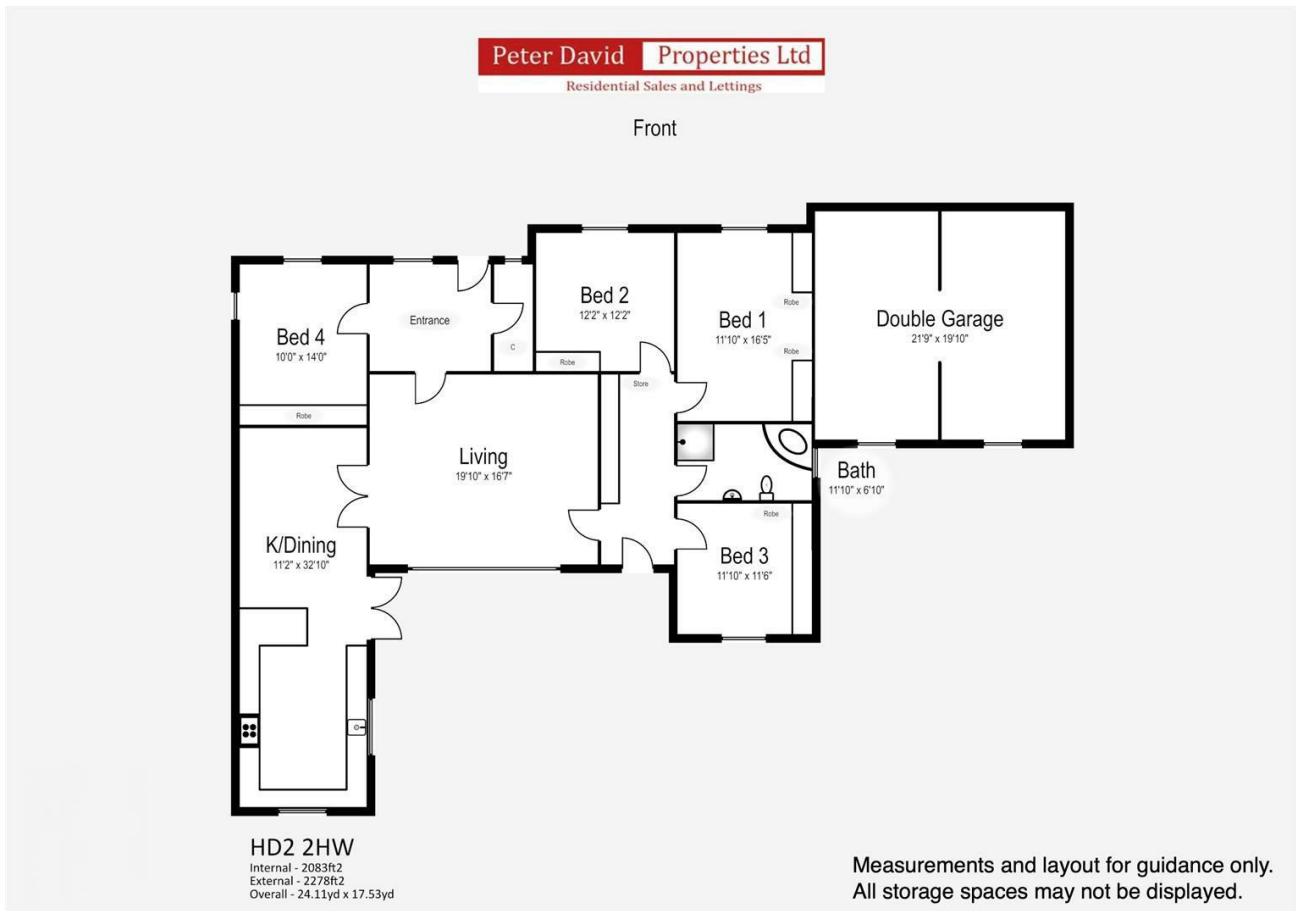
## Hybrid Map



## Terrain Map



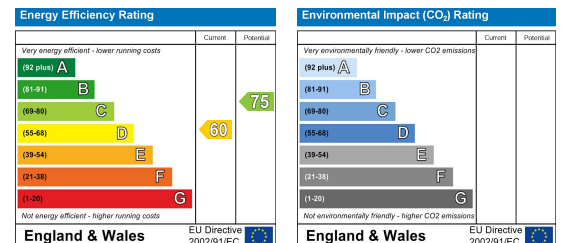
## Floor Plan



## 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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