

Peter David

Properties Ltd

Residential Sales and Lettings



## 5 Prestwich Drive

Fixby, Huddersfield, HD2 2NU

Offers in the region of £399,950



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## Entrance Hall

Enter the property through a PVCu front door into a bright and spacious entrance hallway. Wooden panel herringbone flooring runs throughout the ground floor and there is access to the living room, kitchen/diner, study and ground floor WC.

## Living Room

A well appointed, dual aspect, living room with a PVCu window to the front and PVCu sliding doors to the rear overlooking the garden. A log burner with a stone hearth sits centrally creating an ideal focal point.

## Kitchen/Diner

To the rear of the property is the recently renovated kitchen/diner, truly the hub of the home. The kitchen continues with the wood panel flooring and has tasteful navy blue matching wall and base units, white quartz work surfaces and quartz splashbacks. Integrated appliances consist of: a fridge freezer, a dishwasher, an eye level oven, a microwave, a four ring induction hob and a wine fridge. There is a breakfast bar with seating for three people, as well as room for a large family dining table. Dual PVCu windows overlook the rear garden and a PVCu door leads out to the patio area with access to the integrated garage.

## Downstairs WC

A useful downstairs WC with feature wood panelling and comprising of: a WC, a wash basin and a PVCu privacy window to front aspect.

## Second Reception Room

To the front of the property is this second reception room, currently used as an office. This room could also be utilised for a variety of purposes, such as a fourth

bedroom, a snug or a playroom. A PVCu window to the front aspect.

## Landing

Carpeted stairs rise to an open landing with access to all first floor bedrooms and the house bathroom.

## Master Bedroom

A large master bedroom with a PVCu window to front elevation. An archway takes you through to a large luxury walk in wardrobe/dressing room with a PVCu window to the rear elevation.

## Bedroom Two

Another large well appointed double bedroom with PVCu window to rear aspect enjoying far reaching views across the valley.

## Bedroom Three

A third double bedroom with PVCu window to front aspect.

## House Bathroom

A modern fully tiled family bathroom with a three piece suite comprising: a WC, a large wash basin, a P-shaped bath with overhead shower and glass screen. Benefiting from a mirrored wall light and a PVCu privacy window to rear elevation.

## Exterior

To the rear is a large private and enclosed tiered garden. A new stone patio stretches the full width of the property and benefits from a summerhouse with electrics, a perfect place for entertaining friends in the summer months. To the middle tier there is a patio area and a lawn and to the bottom tier is a further lawned area. To the front there is a sloped lawn with

mature shrubs and two driveways providing off road parking for two cars leading to a single garage.

### **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



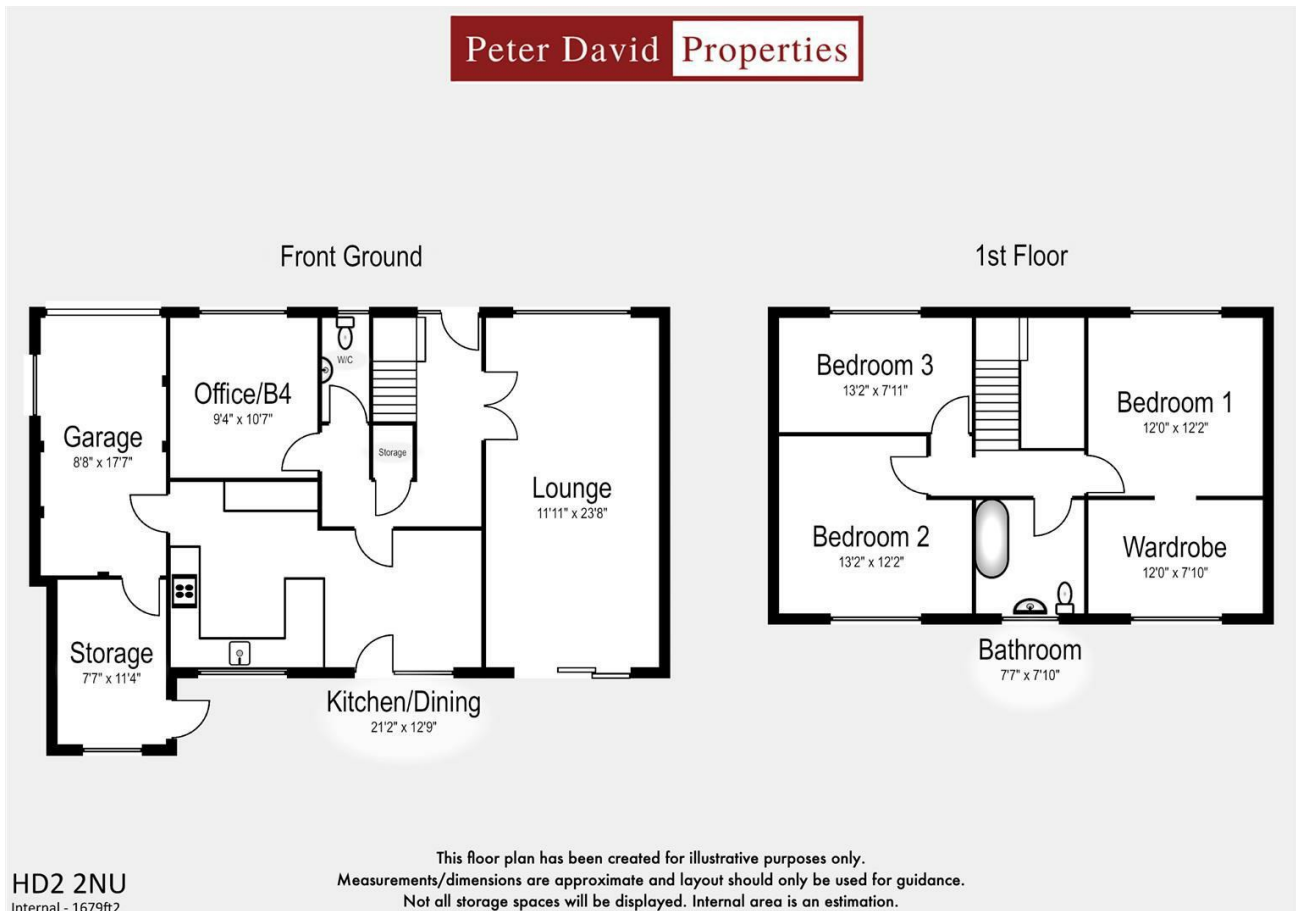
## Hybrid Map



## Terrain Map



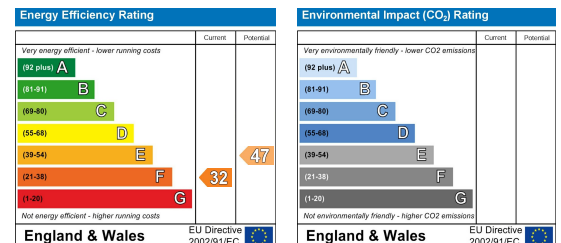
## Floor Plan



## 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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