

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 680 Bradford Road

Fixby, Huddersfield, HD2 2JY

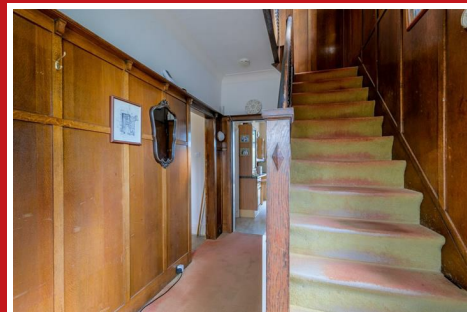
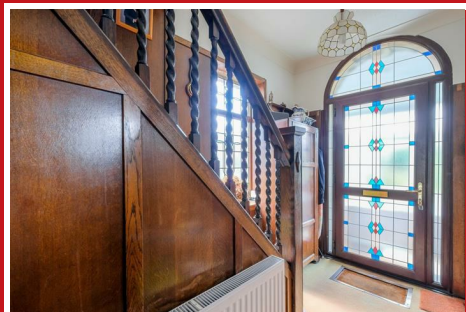
Offers in the region of £294,000



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## Entrance Porch

A PVCu porch with glass to three sides. A feature PVCu door with stained glass and an arch window lead you into the entrance hallway.

## Entrance Hallway

A large hallway with characterful wooden paneling and feature banister. Stairs rise to first floor accommodation. A PVCu privacy window with stained glass to side aspect. Benefiting from an under stairs storage cupboard. Providing access to two reception rooms and the kitchen/diner.

## Living Room

A spacious living room with solid wood flooring. A tiled fireplace and hearth with gas fire. A PVCu bay window to front aspect provides plenty of natural light.

## Second Reception Room

To the rear of the property there is a second reception room with feature ceiling and plasterwork. A PVCu bay window to rear garden.

## Kitchen/Diner

A large kitchen/diner with wood effect matching wall and base units, laminate flooring and laminate work surfaces. Integrated appliances comprise of: a Bosch eye level electric combination microwave oven, a Bosch electric oven, an electric hob with stainless steel splashback, an extractor fan, two free standing spaces one for a dishwasher and a 1.5 stainless steel sink and drainer under a PVCu window. A PVCu door leads into the conservatory/utility.

## Conservatory/Utility

A useful conservatory with hi-gloss tiled flooring, laminate work surface with under the counter space for a dryer and washing machine. Benefiting from a white ceramic sink. The views to the rear can truly be appreciated from the conservatory.

## Landing

The characterful wood paneling flows up the stairs and throughout the landing. Access to all bedrooms, bathroom and WC. There is a large PVCu window to the side elevation which provides plenty of natural light.

## Master Bedroom

A large double bedroom with fitted wardrobes. Benefiting from a wash basin with tiled splashback. A large PVCu bay window to rear elevation showcasing the far reaching views.

## Bedroom Two

A second double bedroom with fitted wardrobes. PVCu bay window to front elevation.

## Bedroom Three

A single bedroom with PVCu window to front elevation. Access to the loft.

## House Bathroom

A modern fully tiled house bathroom with laminate flooring. Comprising of: a Jacuzzi bath, a vanity unit with a glass wash basin, a large double shower with glass screen and seat. Benefiting from storage cupboards, chrome shelving and a feature chrome and ceramic towel rail. PVCu privacy window to rear.

## WC

A separate fully tiled modern WC with vinyl flooring, corner wash basin with mirrored splash back. Benefiting from storage cupboards and PVCu privacy window to side elevation.

## Exterior

To the rear of the property there is an enclosed garden with a lawn and steps leading down to a further patio area with a pond. To the front there is a block paved driveway (with parking for five cars) leading to a tandem detached garage and access to the rear. Situated on a large plot there is an

abundance of mature trees and shrubs and also the potential to extend (STPP)

### **TENURE - LEASEHOLD**

900 years remaining and £5 per year

### **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.

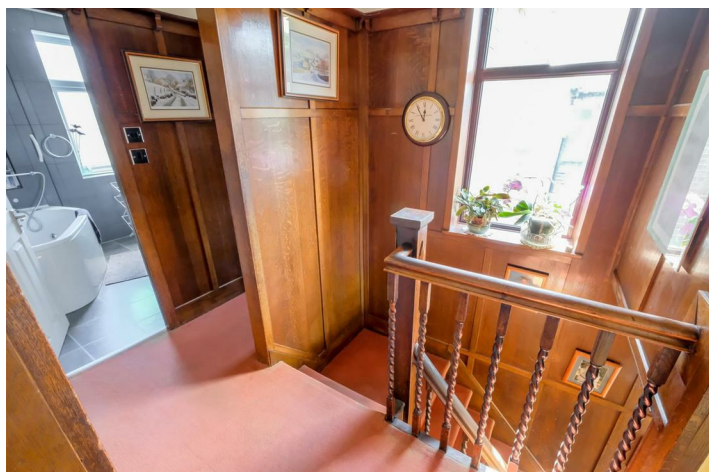
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



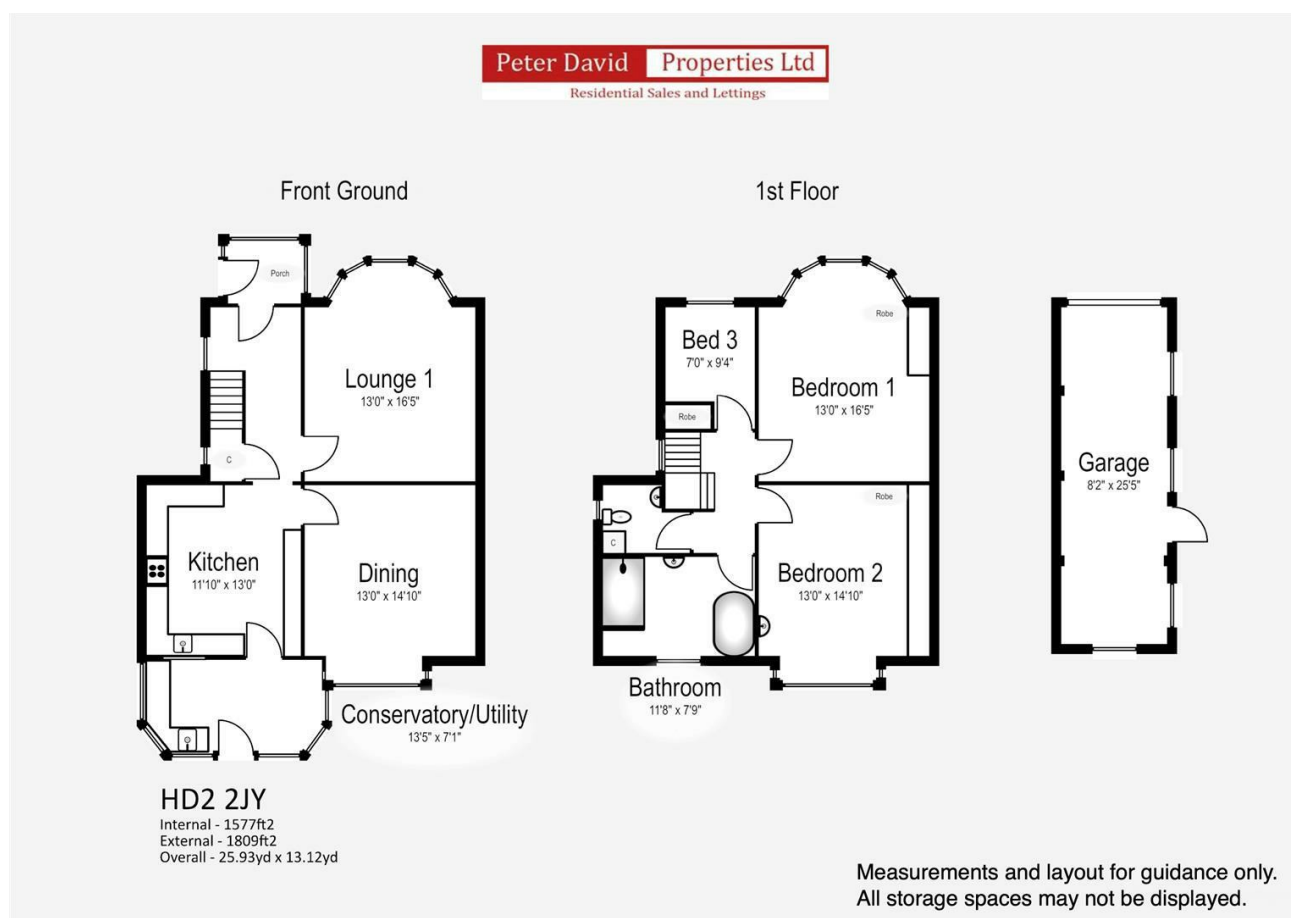
## Hybrid Map



## Terrain Map



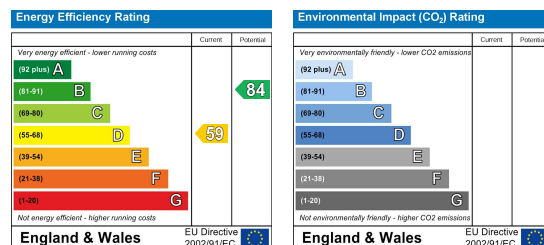
## Floor Plan



## 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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