



## 61 Highfield Close, Highfield Manor

Fixby, Huddersfield, HD2 2GN

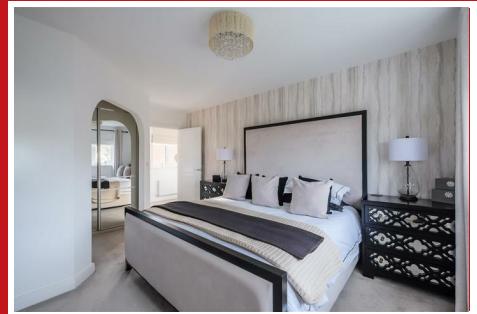
Offers in the region of £550,000



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## Entrance Hallway

Enter the property through the composite front door into a spacious entrance hallway, tastefully adorned with neutral decor and elevated by contrasting features. Notable among them are the vertical black wood paneling and a sleek black bannister. Classic double doors open into a luxurious lounge, while marble-effect hi-gloss tiled flooring seamlessly transitions into the kitchen/diner. Ascend the stairs, adorned with a luxury cream carpet, to reach the first-floor accommodation.

## Living Room

A well-appointed living room featuring a luxurious cream carpet and a PVCu bay window that overlooks the front garden.

## Open Plan Kitchen/Diner

Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting light grey matching wall and base units, a laminate work surface, and a 1.5 stainless steel sink and drainer. Integrated appliances comprise of high range Zanussi appliances including; a five-ring gas hob, a double electric oven, and an extractor fan. There is also a dishwasher and a fridge freezer. The space is flooded with light from the PVCu window and the stylish PVCu French doors that open out onto the rear garden perfect for entertaining on warm summer evenings. The kitchen provides access to the utility room and contemporary 10 panel glazed double doors lead from the dining area to the homely family room.

## Utility Room

A useful utility room with hi-gloss marble effect tiled flooring flowing through from the kitchen. There are two spaces for appliances one of which has plumbing for a washing machine. A composite door leads out into the side aspect of the garden and an integral door leads into the double garage.

## Ground Floor WC

A partially tiled ground-floor WC with a wash basin and a WC. There is a PVCu privacy window to the rear aspect.

## Second Reception Room

A generously proportioned second reception room serving as a perfect family room which is an ideal place for children to play or can be used as a snug for the whole family to enjoy.

## Landing

Ascend to the first-floor accommodation to the bright and airy landing, where a luxurious cream carpet extends into all four double bedrooms. A PVCu window to the front elevation allows ample natural light to illuminate the space. The landing provides access to the half-boarded loft with a ladder and electric's accessed via a loft hatch.

## Master Suite

An impressive well appointed master suite, featuring a separate dressing area with fitted wardrobes featuring sliding mirrored doors adding a touch of elegance. Enjoy access to the en-suite. There is a PVCu window to the rear providing views over the rear garden.

## En-Suite

A partially tiled en-suite with white tiled flooring comprising of a WC, a wash basin and a shower unit with glass doors. There is a PVCu window to the rear elevation.

## Bedroom Two

A second double bedroom with an abundance of space. There is a PVCu window to the front elevation and access to the en-suite.

## En-Suite

A partially tiled en-suite with grey tiled flooring comprising of a WC, a wash basin and a shower unit with glass doors. There is a PVCu window to the side elevation.

## Bedroom Three

A third double bedroom set to the rear of the property with a PVCu window overlooking the rear garden.

## Bedroom Four

A fourth double bedroom set to the rear of the property with a PVCu window overlooking the rear garden.

## House Bathroom

Step into an aesthetically pleasing house bathroom adorned with luxurious marble-effect tiles gracing both the walls and floor. This sophisticated space features a WC, a wash basin, a bath, and a separate shower cubicle with sleek glass doors. Natural light pours in through the PVCu window to the front elevation.

## Exterior

To the front of the property is an attractive block paved driveway (providing off road parking for two cars) leading to a double integral garage. The garage benefits from power, lighting and a electric car charging point. Additionally, there is a well-maintained lawn. To the rear is a spacious garden fully enclosed with timber fencing including two patio areas and a well-manicured lawn. There is also the added benefit of a outdoor hot/cold tap.

## Highfield Manor

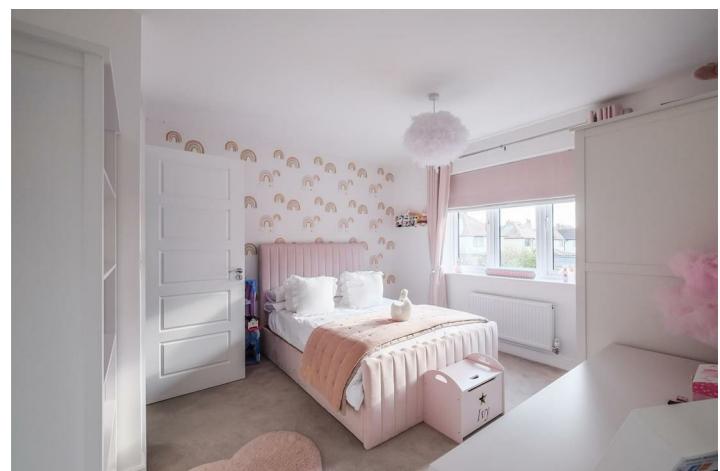
Set in the popular area of Fixby, the Highfield Manor development is an exclusive collection of luxury four and five bedroom detached homes. Boasting a semi-rural location with the appeal of the surrounding Yorkshire countryside, presenting a unique opportunity to live in one of Huddersfield's most sought-after suburbs.

## 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



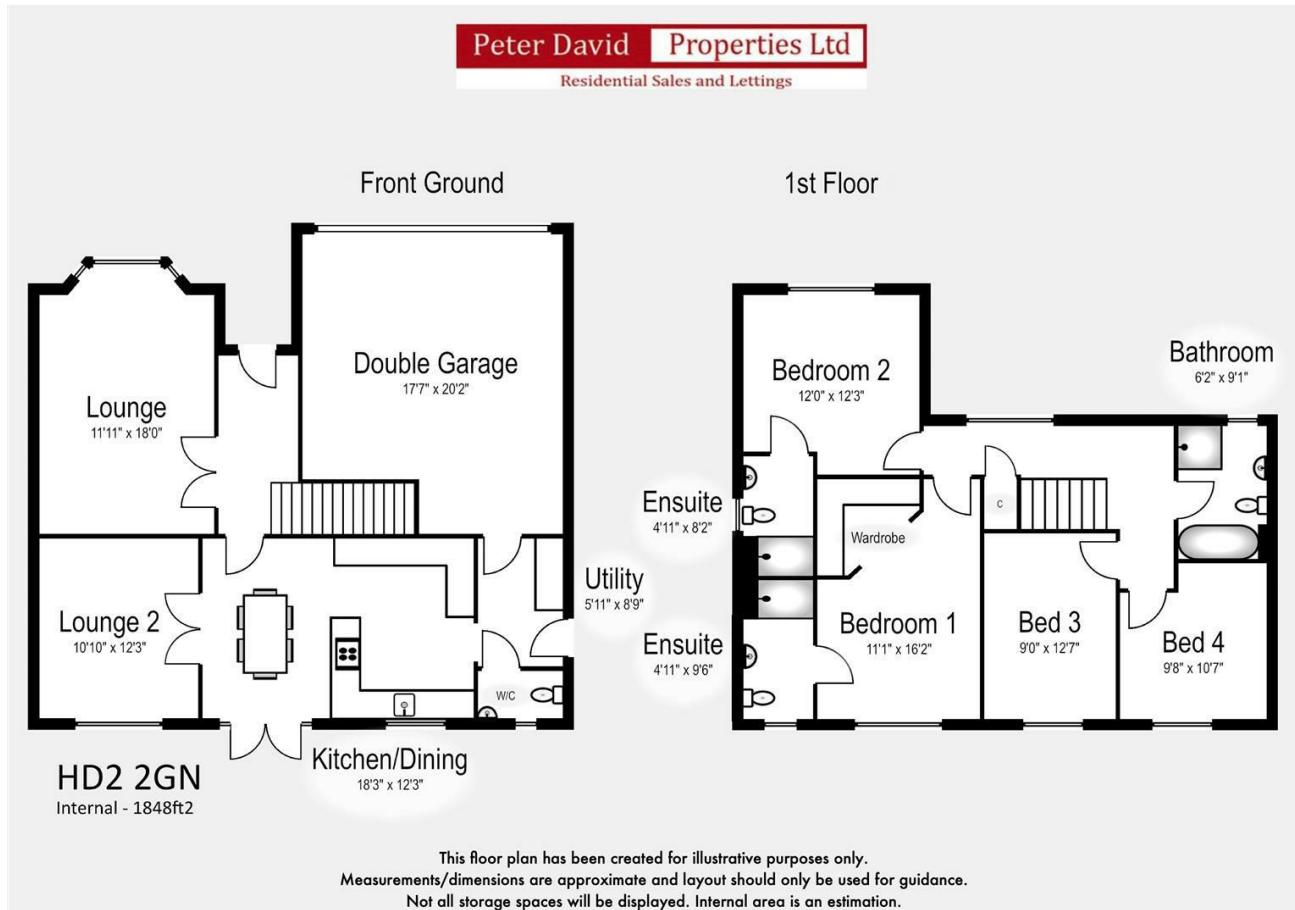
## Hybrid Map



## Terrain Map



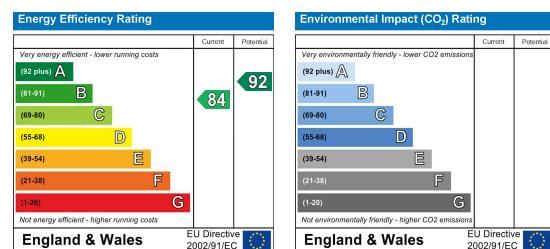
## Floor Plan



## 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



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5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

T: 01422 366948  
E: halifax@peterdavid.co.uk

102 Commercial Street  
Brighouse HD6 1AQ

T: 01484 719191  
E: brighouse@peterdavid.co.uk

20 New Road  
Hebden Bridge HX7 8EF

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road  
Huddersfield HD3 3RG

T: 01484 719191  
E: huddersfield@peterdavid.co.uk