

Peter David

Properties Ltd

Residential Sales and Lettings



## 78 Lightridge Road

Fixby, Huddersfield, HD2 2HS

Price guide £450,000



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## Entrance porch

Accessed via a PVCu door with surrounding windows into this useful porch. A further PVCu door leads into the hallway.

## Hallway

This hallway provides access to the kitchen and living room and has stairs rising to the first floor. Benefiting from solid oak flooring which flows through to the kitchen and a large walk-in under stairs storage cupboard.

## Living room

This generous dual aspect living room is accessible from both the dining room and entrance hallway and extends across the full width of the house leading to the orangery. There is plenty of natural light from a large PVCu window to the front aspect and PVCu french doors to the rear which lead into the garden. The focal point of the room is the fireplace, which houses a gas fire and has a marble hearth with wood surround.

## Orangery

A spacious and bright orangery with PVCu windows to three sides. PVCu french doors lead out to the paved patio in the rear garden.

## Utility/downstairs WC

This useful utility room has matching wood effect wall and base units, laminate work surfaces and tiled flooring. There are two spaces for additional free standing appliances and plumbing for a washing machine. A solid door leads through to the downstairs WC with WC, stainless steel sink and drainer and benefiting from a wall mounted heater.

## Kitchen

A beautifully appointed Wren kitchen providing cream matching wall and base units, solid wood work surfaces and solid oak flooring. Integrated appliances consist of: a fridge freezer, dishwasher, an electric oven, a gas hob and an extractor fan. Featuring a wall mounted radiator and a one and a half stainless steel sink and drainer. There is a large PVCu window to side aspect. An archway leads through to the dining room.

## Dining room

A spacious dining room set at the rear of the property with PVCu dual aspect windows to side and rear.

## First floor -

### Landing

Stairs rising to a spacious landing with PVCu window to side aspect. Access to three double bedrooms, house bathroom and office. Benefiting from a large double storage/airing cupboard with radiator.

### Office

A useful office space which was originally the fourth bedroom. PVCu window to rear aspect and stairs rising to the second floor.

### Bedroom two

A spacious dual aspect double bedroom with PVCu windows to both the rear and side elevation. The room also benefits from fitted furniture offering plenty of storage.

### En-suite

A modern partially tiled en-suite with a three piece suite comprising a WC, wash basin and double shower. There is a Velux window to to side aspect, chrome towel rail and tiles to the floor.

### Bedroom three

A generous double bedroom with a large PVCu window to side elevation.

### Bedroom four

A fourth double bedroom with PVCu window to front aspect.

### House bathroom

A partially tiled three piece modern bathroom with WC, wash basin and bath with overhead shower. There are tiles to the floor, a chrome towel rail and a PVCu privacy window to side aspect.

## Second floor -

## Bedroom one

A large double bedroom with dressing room/landing area. There are built in wardrobes, a storage cupboard as well as internal loft space providing plenty of useful storage options. There are three velux windows allowing plenty of natural light.

## En-suite

A three piece partially tiled en-suite comprising a WC, wash basin and corner shower cubicle. There is also a velux window and a chrome towel rail.

## Exterior

Externally the property benefits from a large driveway to the front (which provides parking for up to four cars). There is a raised mature bed next to the driveway and an integrated single garage with heating, power and lighting. Access to the rear garden is down both sides of the property. The rear garden is spacious and enclosed with a large lawn and two patio areas. There is an abundance of mature trees and shrubs making it an ideal space to entertain guests, for children to play or for a keen gardener.

## 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.

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