



20 The Fairway, Fixby, Huddersfield, HD2 2HU

£700,000

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This substantial, stone built 5 bedroom detached property, is situated towards the head of this residential cul-de-sac in the highly desirable location of Fixby. Boasting en suite facilities to the master bedroom and 2 further bedrooms, the property has 4 spacious reception rooms and a magnificent open plan family/dining kitchen. The extensive living accommodation provides an ideal home for those with a young and growing family.

With gas fired central heating and uPVC double glazing, the property has a range of high quality fixtures and fittings.

Located approximately 2 miles from Huddersfield town centre, with rail links at both Brighouse and Huddersfield, as well as being equidistant to J.24 & J.25 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Energy Rating: TBA





GROUND FLOOR:

A solid timber entrance door with sealed unit double glazed side panels, gives access into the entrance vestibule.

Entrance Vestibule

Fitted with laminate flooring and a uPVC double glazed window. A set of timber, double glazed doors provide access to the main entrance hall.

Entrance Hall

Having sunken low voltage lighting, a central heating radiator and an access door through to the lounge.

Lounge

15'1" x 14'1" (4.60m x 4.29m)

Situated to the front of the property, having a uPVC double glazed bow window, 2 wall light points, and a gas and coal effect living flame stove which is set on to a slate hearth with

timber mantel above. Timber and glazed double doors with bevel edged panels lead through to the dining kitchen/family room.

Dining Kitchen/Family Room

28'5" x 23'5" (8.66m x 7.14m)

A most spacious and versatile family living space, with two sets of Bi-fold doors which give direct access to the rear gardens. There are a range of matching wall and base units, with polished wood block work surface, integrated 6 burner Rangemaster gas range with double oven and grill, overhead extractor fan and light, plumbing for a dishwasher, central island with ceramic sink unit and mixer taps, a tiled floor with underfloor heating, uPVC double glazed window to the side and external door.

Play Room

10'0" x 11'3" (3.05m x 3.43m)

The floor tiling from the dining kitchen leads through to the play room, which has sunken LED lighting, a uPVC window to the rear and French doors to the side, give access to the side gardens.





Family Room/Guest Suite

20'3" x 10'0" (6.17m x 3.05m)

Having dual aspect windows to the front and side. There are 2 central heating radiators and ceiling coving. This room is presently used as a family room, however a door gives access to an ensuite meaning this could provide a spacious guest bedroom if required.

En suite Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, hand wash basin, roll top cast iron bath with claw feet and a corner shower cubicle. There is a tall chrome ladder style central heating radiator/towel rail, sunken LED lighting and full tiling to both the walls and floor.

Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC, pedestal wash basin with chrome mixer taps, central heating radiator, uPVC double glazed window and wood effect laminate flooring.

Study

10'1" x 8'2" (3.07m x 2.49m)

Having a uPVC double glazed window to the front, laminate flooring and a central heating radiator.

Utility Room

8'3" x 7'8" (2.51m x 2.34m)

The flooring extends from the entrance hall into the utility, which is fitted with matching wall and base units, an inset stainless steel sink with mixer taps and side drainer, plumbing for a washing machine, sunken LED lighting, a uPVC double glazed window and side access door.

FIRST FLOOR:

Landing

With spindlerail balustrade and a Velux window which

provides ample natural light. There is also a built-in bulk-head storage cupboard.

Master Suite

18'0" x 16'0" max (5.49m x 4.88m max)

A most spacious master bedroom which has luxury vinyl flooring, 2 central heating radiators, uPVC double glazed windows to both front and rear, together with an access door into the en suite.

En suite Shower Room

Being part tiled to the walls and fully tiled to the floor. The en suite is furnished with a 3 piece white suite comprising of a low flush WC, vanity ceramic wash bowl with drawer units beneath and a double width walk-in shower cubicle with rainwater head and additional hose. There is a ladder style radiator, matt black fixtures and fittings, together with a uPVC double glazed window.

Dressing Room

7'10" x 7'10" (2.39m x 2.39m)

An access door from the en suite, leads into the dressing room. Fitted with a central heating radiator and uPVC double glazed window. There are a wealth of hanging and shelving facilities, together with integral drawer units.

Guest Suite/Bedroom 3

10'10" x 10'6" (3.30m x 3.20m)

Having laminate flooring, a central heating radiator and uPVC double glazed window.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and fully tiled corner shower cubicle with rainwater head and additional hose. There is a chrome ladder style radiator, uPVC double glazed window and is fully tiled to both the walls and floor.



Bedroom 4

14'9" x 10'6" (4.50m x 3.20m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

Bedroom 5

9'8" x 11'2" (2.95m x 3.40m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 4 piece white suite comprising of a low flush WC, pedestal wash basin, roll top bath with claw feet and free standing chrome mixer tap with shower hose, and a fully tiled corner shower cubicle. There is also underfloor heating and a chrome ladder style radiator.

OUTSIDE:

To the front of the property there is a double width tarmacadam driveway/parking apron with adjacent shaped lawned gardens with flowerbed borders and mature trees. There is a timber access door which leads to an enclosed bin store, with a further access gate which leads to the side of the property, which in turn gives access into the rear gardens which have shaped lawned gardens, with mature borders of flowers, bushes and trees. There is a raised decked area, with spindle rail balustrade and twin coach lights. There is also external lighting, an outside water tap, and an access gate which leads to the all weather play area with Astro turf and timber fencing, located at the side of the property.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Oxford Street (A641) which will then become Bradford Road. As you approach the former Mumbai Spice restaurant on the left, take the left turn onto Netheroyd Hill Road then take the second right onto The Fairway. Proceed straight ahead and continue as the road bears to the left. A small cul-de-sac can be located just after on the right, turn in here and proceed to the end of the road, where the subject property can be found at the head on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Floor 0



Floor 1

Approximate total area⁽¹⁾

238.6 m²

2569 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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