



43 Cumberland Avenue, Fixby, Huddersfield, HD2 2JJ

£780,000

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Set onto an extensive corner plot on this popular residential cul-de-sac in the highly desirable area of Fixby is this superb 4 bedroom detached property. Providing accommodation extending to over 2,400 sqft, the property boasts ensuite facilities and dressing room to the master bedroom, 4 spacious reception rooms and modern fitted kitchen and utility with a wealth of integrated appliances. The property was built by renowned local builder John Jagger & Sons. Beautifully presented throughout with a range of high quality fixtures and fittings, the property would make an ideal purchase for those with a young and growing family wishing to reside in one of Huddersfield's most sought after locations. The property also benefits from gas fired central heating, uPVC double glazing, integral garaging with electric car charging point and a south facing rear garden. An early internal viewing is highly recommended to appreciate the size and quality of the accommodation on offer.

Energy Rating: D





GROUND FLOOR:-

Enter the property via a uPVC double glazed entrance door into:-

Entrance Porch

Which has quarry tiled flooring and uPVC double glazed windows. A further timber and glazed entrance door with sealed unit and leaded double glazed panels which leads into the main entrance hall.

Entrance Hall

There is ceiling coving, a central heating radiator and an access door leading to the cloakroom WC.

Cloakroom WC

Having half tiled walls and a 2 piece suite comprising low flush toilet and a semi-pedestal wash basin with chrome waterfall mixer taps. There is also a central heating radiator and uPVC double glazed window.

Lounge

19'9" x 12'0" plus bay 5'9" x 8'9" (6.02m x 3.66m plus bay 1.75m x 2.67m)
Peacefully situated to the rear of the property and having a magnificent uPVC double glazed bay window and a gas and coal effect living flame fire set onto a marble hearth and backcloth with Adam style fire surround and mantel. There are also 3 central heating radiators, ceiling coving and a feature archway with timber glazed double doors leading through to the dining room.

Dining Room

16'8" max x 11'8" (5.08m max x 3.56m)
Situated to the rear of the property and having a uPVC double glazed window, a central heating radiator and ceiling coving.

Conservatory

20'5" max x 11'0" (6.22m max x 3.35m)
Fitted with 2 central heating radiators, uPVC double glazed windows to 3 sides and a set of French doors leading directly onto the rear terrace.

Breakfast Room

12'7" x 11'3" (3.84m x 3.43m)
Fitted with oak flooring, a central heating radiator, uPVC double glazed windows to the front elevation and an archway leading through to the dining kitchen.

Dining Kitchen

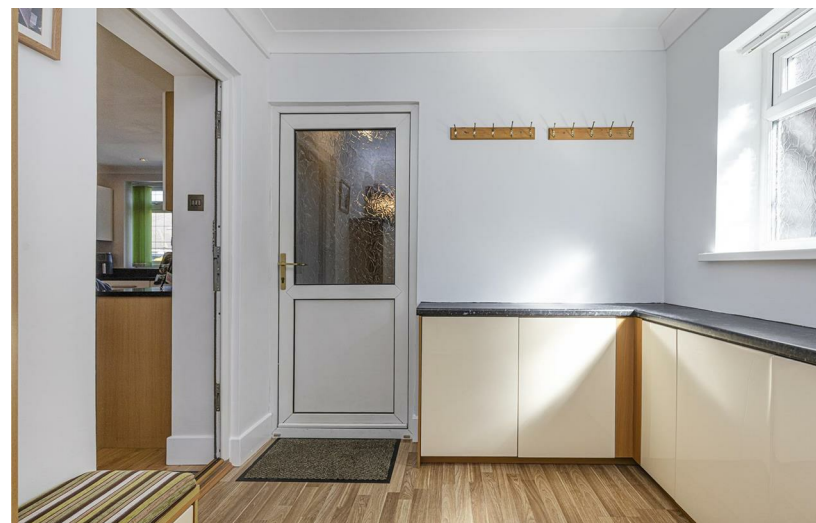
17'3" x 11'9" (5.26m x 3.58m)
Comprising a range of matching, high gloss floor and wall units with granite working surfaces and tiled upstands and concealed lighting to the wall units. Integrated appliances include a 5 gas burner glass hob with overhead extractor fan and light, built-in double oven, space for an American style fridge freezer, integrated dishwasher, a 1.5 bowl stainless steel sink unit with chrome mixer taps and granite drainer, a separate stainless steel sink unit with chrome mixer taps and a wine cooler. There is also a graphite contemporary style radiator, oak flooring, sunken LED lighting and an access door leading through to the boot room.

Boot Room

9'4" x 7'9" (2.84m x 2.36m)
A spacious boot room with a range of built-in cupboards to match the kitchen, wood effect laminate flooring, a uPVC double glazed window and an access door through to the utility room.

Utility Room

9'1" x 7'8" (2.77m x 2.34m)
Again being fitted with floor and wall units to match





the kitchen as well as having an inset stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine and vented for a tumble dryer, uPVC double glazed windows to the side and rear elevations as well as an additional rear access door.

Integral Garage

15'4" x 10'4" (4.67m x 3.15m)

Accessed from the boot room and having an electric up and over door, power and light points, a water tap and an electric car charging point.

FIRST FLOOR:

Landing

There is a uPVC double glazed window and a central heating radiator.

Master Suite

18'10" x 11'6" (5.74m x 3.51m)

A spacious master suite having 2 central heating radiators, uPVC double glazed windows to both front and side elevations, built-in drawer units, cupboards and centre knee hole dressing table and timber and glazed double doors leading to the dressing room.

Dressing Room

10'6" x 8'1" (3.20m x 2.46m)

Fitted with full width 6 door built-in wardrobes with hanging and shelving facilities, a uPVC double glazed window and a central heating radiator.

Ensuite Shower Room

Furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and fully tiled shower cubicle. There is also a central heating radiator and a uPVC double glazed window.

Bedroom 2

12'6" x 12'0" (3.81m x 3.66m)

Peacefully situated to the rear of the property and having a uPVC double glazed window, a central heating radiator, a bank of 6 double wardrobes with hanging and shelving facilities and built-in overhead store cupboards.

Bedroom 3

11'10" x 9'6" (3.61m x 2.90m)

Situated to the rear of the property and having uPVC double glazed window, wood effect laminate flooring, a central heating radiator and fitted wardrobes with sliding doors.

Bedroom 4

11'3" x 9'2" (3.43m x 2.79m)

There is a central heating radiator, ceiling coving and a uPVC double glazed window to the front elevation.

Bathroom

Furnished with a 4 piece suite comprising low flush toilet, ceramic wash bowl on freestanding unit with granite surface and chrome mixer taps, deep sunk bath with chrome mixer taps and a fully tiled walk-in double width shower cubicle. There is also a uPVC double glazed window, a central heating radiator and built-in linen cupboard.

OUTSIDE:

A twin brick pillared entrance gives access to the block paved driveway and parking apron with parking for 4/5 vehicles. There is exterior lighting and the block paving extends to the side of the property leading to a terraced area with extensive lawns with mature flowerbed and rockeries. There is a rear terrace with wrought iron railings and the rear gardens are predominantly lawned with mature borders.





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 Bradford Road (A641) staying on this road for some time and taking the second exit straight ahead at the roundabout next to Asda supermarket. Continue along and take the first exit at Bradley Bar Roundabout, turn right onto Marlborough Road and then left onto Cumberland Avenue. The property can be found towards the head of the cul-de-sac on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

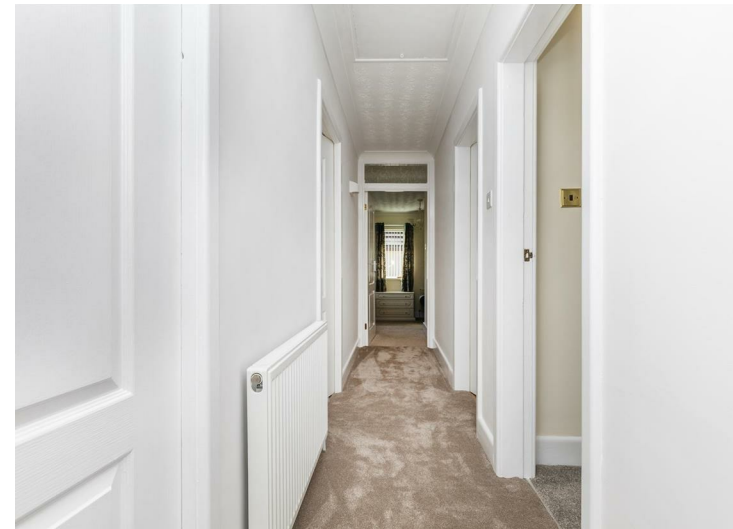
Band E

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.



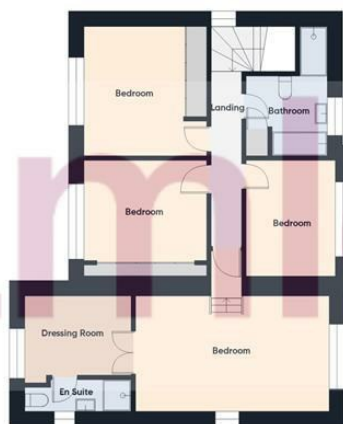


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Floor 0

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Floor 1



Approximate total area⁽¹⁾

225.7 m²

Reduced headroom

0.3 m²

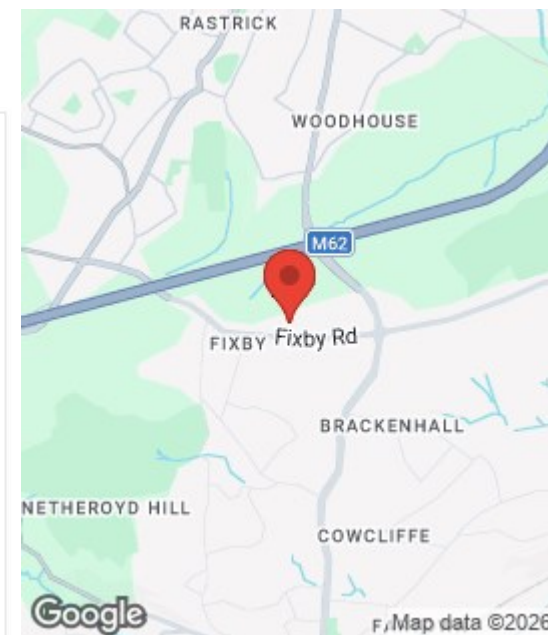
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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	66	71
(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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