

12 Dorchester Road, Fixby, Huddersfield, HD2 2JZ

£900,000

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This superb 6 bedroom, detached property is set on to an extensive plot of approximately 0.44 acres. Situated in the highly desirable residential area of Fixby, the property also provides 3 bathrooms which include en suite facilities to the master bedroom, the property has spacious accommodation extending to approximately 2,800sqft.

Having been extended from its original form by way of a single storey sitting room and kitchen extension to the rear, the property now provides extensive family accommodation.

Located equidistant to J.24 & J.25 of the M62 motorway network, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire. Only by a personal inspection can one truly appreciate the size and position of this outstanding family home.













GROUND FLOOR:

Enter the property through a covered entrance porch, with timber and glazed external door with leaded panels to either side.

Entrance Hall

With oak flooring and feature arched doorways.

Cloakroom/WC

Furnished with a 2 piece white suite comprising of a concealed flush WC, semi-pedestal wash basin, art-deco style curved uPVC double glazed window, chrome ladder style radiator and part tiled walls.

Lounge

17'0" x 15'0" max (5.18m x 4.57m max)

Situated to the front of the property, having an art deco style curved bay window with uPVC double glazed panels. There is also a feature window seat, heavy ceiling coving, a central heating radiator, and a gas and coal effect living flame fire set on to a marble hearth and backdrop with fire surround and mantel.

Sitting Room

18'0" x 14'9" (5.49m x 4.50m)

With oak flooring, 2 central heating radiators, a gas and coal effect living flame fire set onto a marble hearth and backdrop, 2 uPVC windows to the gable, 4 wall light points and full width timber and glazed, retractable doors lead through to the dining room.

Dining Room

9'8" x 20'1" (2.95m x 6.12m)

Having full width, uPVC double glazed windows and French doors which lead directly into the rear gardens and take full advantage of the open aspect. There is a further gable uPVC double glazed window and 2 central heating radiators.

Breakfast Kitchen

23'4" x 11'10" (7.11m x 3.61m)

A most spacious and comprehensively fitted dining kitchen. Fitted with a range of high gloss wall and base units, with star galaxy granite work surfaces and upstands. The kitchen has a 5 ring gas hob with overhead extractor fan and light, split level double oven and grill, integrated Zanussi microwave, dishwasher, plumbing for a washing machine, space for an American style fridge freezer, marble tiled flooring, 1.5 bowl asterite sink unit with mixer taps and side drainer, sunken LED lighting, peninsula breakfast bar with granite work surface, central heating radiator and uPVC double glazed window overlooking the rear gardens. There is also a built-in pantry cupboard and rear access door.

Rear Entrance Vestibule

With further doors providing access to the boiler room and integral garage.





Garage

16'4" x 17'2" (4.98m x 5.23m)

With double width up and over door, power, light points and water tap.

FIRST FLOOR:

Landing

Fitted with 2 uPVC double glazed windows and a central heating radiator.

Master Bedroom

13'0" x 15'5" plus entrance (3.96m x 4.70m plus entrance)

A most spacious master bedroom, which is fitted with art deco style curved uPVC double glazed windows to the front. There is also decorative ceiling coving, a central heating radiator, 2 wall light points, built-in wardrobes and an access door to the en suite.

En Suite Shower Room

Being part tiled to the walls and fully tiled to the floor. There is a 3 piece white suite comprising of a low flush WC, pedestal wash basin and fully tiled double width shower cubicle. There is also a chrome ladder style radiator and uPVC double glazed window.

Bedroom

13'8" x 14'10" (4.17m x 4.52m)

Peacefully situated to the rear of the property, this room takes full advantage of the far reaching views. Having a central heating radiator and a set of uPVC double glazed French doors which lead directly out on to the rear balcony.

Bedroom

13'5" x 16'3" (4.09m x 4.95m)

With fitted 4 door wardrobes which provide hanging and shelving facilities. There is also a central heating radiator, 2 wall light points and a uPVC double glazed window to the front.

Bedroom

9'4" x 12'0" (2.84m x 3.66m)

Having fitted 3 door wardrobes with hanging and shelving facilities, uPVC double glazed art deco style curved window and a central heating radiator.

Bathroom

Being fully tiled to the walls and floor. There is a 4 piece suite comprising of a concealed flush WC, vanity wash basin, roll top deep sunk bath with chrome mixer taps and double width walk-in shower cubicle with rainwater head, additional hose and chrome ladder style radiator. There are also 3 uPVC double glazed windows and an additional central heating radiator.

SECOND FLOOR:

Landing

With a central heating radiator and an access door leading into:-

Bedroom

17'1" x 11'8" (5.21m x 3.56m)

With a central heating radiator and Velux window.
(Please note, there is partial restricted roof height.)

Bedroom

18'4" x 18'2" max (5.59m x 5.54m max)

An L-shaped bedroom, fitted with 3 Velux windows, a central heating radiator and 5 door fitted wardrobes which provide hanging and shelving facilities.
(Please note, there is partial restricted roof height.)

Bathroom

Being fully tiled to both the walls and floor. This room is furnished with a 3 piece white suite comprising of a low flush WC, vanity wash basin and panelled bath with chrome mixer taps. There is a chrome ladder style radiator and Velux window.

OUTSIDE:

To the front of the property there is a twin stone pillared entrance with wrought iron entrance gates, which lead to a block paved driveway with parking for 4/5 vehicles. The gardens to the front are shaped lawns, with mature borders of flowers, bushes, shrubs and trees. To the rear there is a full width flagged patio with ornate wrought iron lamp stands, spacious lawned gardens with feature gazebo, wealth of mature trees, shrubs and bushes.

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.

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.















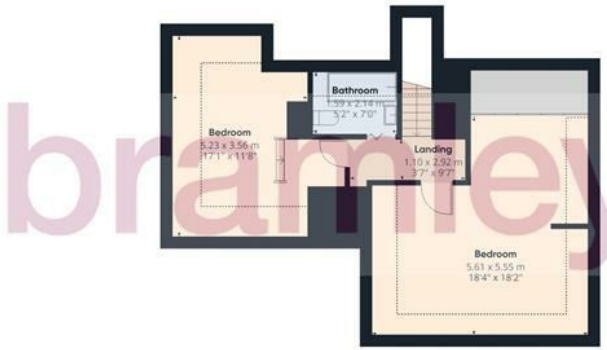




Floor 0

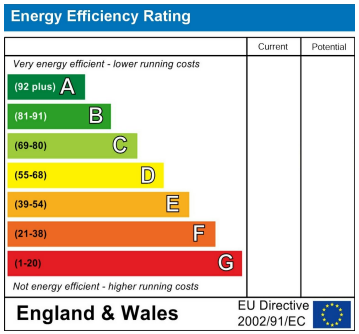


Floor 1





Floor 2



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

Approximate total area(1)

295.7 m²

3185 ft²

Reduced headroom

17.3 m²

186 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.

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