



3 Maple Grove, Fixby, Huddersfield, HD2 2FG
Asking Price £435,000

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NO UPPER CHAIN

This substantial stone built 5 bedroom detached property is situated in the much sought after residential area of Fixby in a cul-de-sac position. Boasting 5 bedrooms with en suite to the master, the property has a spacious dining kitchen with a wealth of integrated appliances and granite surfaces. Situated equidistant to J24 and J25 of the M62 motorway, the property is ideally located for those wishing to the commute to the major trading centres of West Yorkshire and East Lancashire. The property has 2 driveways in addition to an integral garage providing ample off-road parking. In addition, the property has the benefit of gas fired central heating and uPVC double glazing. The property also benefits from 14 solar panels (equivalent to around 5.5kWH peak generation). In addition, there is a 9.5kW GivEnergy battery allowing generated power to be stored and used reducing electricity consumption from the grid and thus energy bills. Also surplus energy is exported to the main power grid. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: A

GROUND FLOOR:

Enter the property via a composite entrance door with sealed unit double glazed panels into:-

Entrance Porch

Where there is tiled flooring, a central heating radiator and uPVC double glazed window.

Entrance Hall

There is a feature chrome central heating radiator.

Cloakroom/WC

Half tiled to the walls and furnished with a 2 piece suite comprising concealed flush WC and ceramic vanity wash bowl with chrome mixer taps and cupboards beneath. There is also a built-in under stair store cupboard and a central heating radiator.

Lounge

18'8" x 11'5" (5.69m x 3.48m)

Situated to the front of the property and having a uPVC double glazed bay window and a central heating radiator.

Dining Kitchen

28'9" x 9'8" (8.76m x 2.95m)

Comprehensively fitted with a range of matching modern floor and wall units and having a wealth of integrated appliances including 4 ring Bosch induction hob with overhead extractor fan and light set into a central island with granite surface, inset 1.5 bowl stainless steel sink unit with granite drainer, breakfast bar, integral dishwasher, freezer, drawer units, a split level oven and grill together with an integral microwave oven and grill and full height larder fridge unit. There is also oak flooring, under floor heating, a set of uPVC double glazed French doors leading directly to the rear garden, 2 tall graphite central heating radiators and a further bank of wall cupboards with lower level lighting and granite surfaces.

Integral Garage

18'9" x 9'0" (5.72m x 2.74m)

Fitted with automated roller shutter door, power and light points, a uPVC double glazed gable window and internal access door.

FIRST FLOOR:

Landing

There is glass and timber balustrading.

Master Bedroom

12'9" x 11'2" (3.89m x 3.40m)

Situated to the rear of the property and benefitting from superb far reaching views. There is a bank of full width fitted wardrobes with sliding doors with hanging and shelving facilities, a chrome central heating radiator and sliding doors which lead to the ensuite.

Ensuite

Furnished with a 3 piece suite comprising concealed flush WC, freestanding deep sunken bath with chrome central mixer taps and ceramic wash bowl with chrome waterfall mixer taps and cupboards beneath. There is also a chrome ladder style radiator, uPVC double glazed window and feature slate tiled walling.

Bedroom

10'0" x 8'8" (3.05m x 2.64m)

Having wood effect laminate flooring, a central heating radiator, sunken LED lighting into the floor and a uPVC double glazed window to the front allowing superb far reaching views towards Emley Moor. There is also a recessed area ideal for wardrobes.





DIRECTIONS:

Leave Huddersfield via Bradford Road (A641), continue through the traffic lights in Fartown. At the roundabout near Asda superstore go straight ahead, proceed to the next roundabout, take the first left hand turning into Fixby Road, proceed along Fixby Road taking a left turning into Broomfield Road and the third left into The Fairway. Take the first left into Jilley Royd Lane and the first left at the T-junction into The Ghyll, taking the second right hand turning into Maple Grove.

TENURE:

Leasehold - Term: 999 years from 1 November 1973 / Rent : £16

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.

VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361

Bedroom

8'8" x 11'1" (2.64m x 3.38m)

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

Bedroom

9'8" x 9'11" (2.95m x 3.02m)

Situated to the rear of the property and fitted with a central heating radiator and uPVC double glazed window.

Bedroom

9'10" x 9'0" (3.00m x 2.74m)

Peacefully situated to the rear of the property and fitted with uPVC double glazed window and central heating radiator.

Shower Room

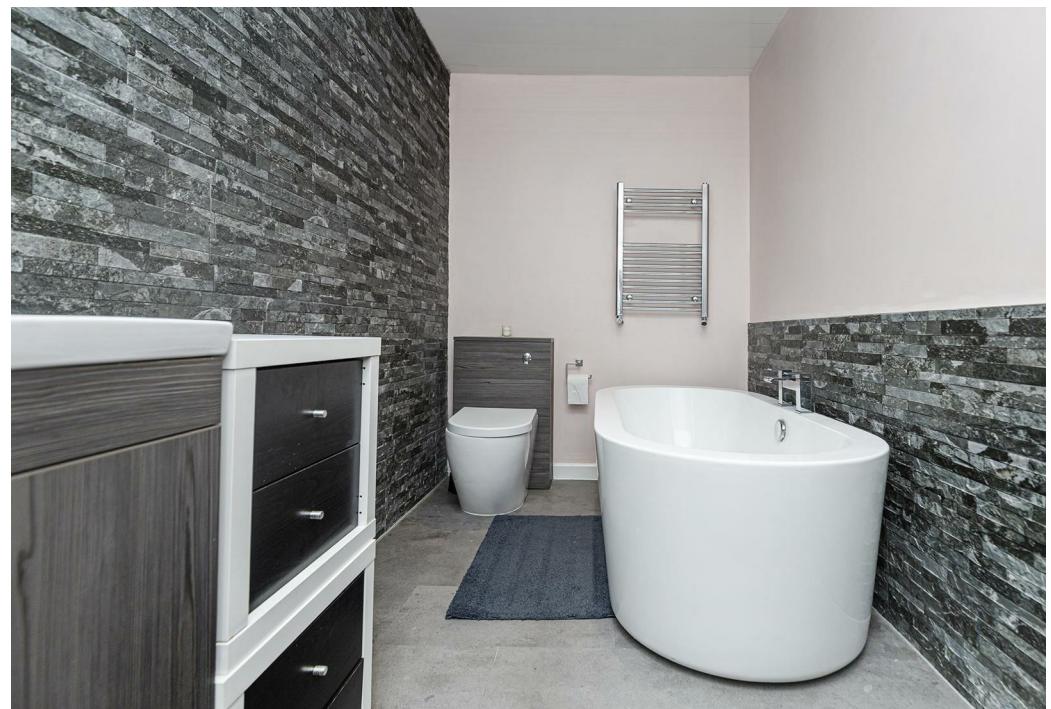
Furnished with a 3 piece suite comprising low flush toilet, sink unit with drawers and cupboards beneath and a double width shower cubicle. There is also a chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

The property benefits from 2 separate driveways providing parking for 2/3 vehicles together with the integral garage with EV charger fitted. To the rear, there is a full width flagged patio with adjacent lawned gardens with flower borders, bushes and shrubs and there is also outside security lighting.

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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

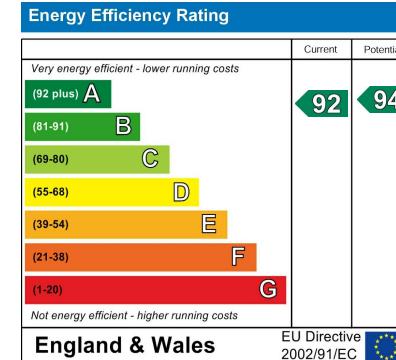
1464.54 ft²
136.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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