



2 Dorchester Road, Fixby, Huddersfield, HD2 2JZ

£550,000

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Cone Head, occupies a prominent position and retains a wealth of aesthetically pleasing architectural features. Featuring 5 bedrooms, this executive detached residence has approximately 2,000 sqft of living accommodation and also boasts 3 reception rooms, one of which is open to the kitchen area and provides a feature log burning stove. The property externally is accessed via a sweeping driveway which gives access to the property and also provides off road parking, framed by mature trees and enclosed by timber fencing, the property has good sized garden areas to both front and rear, together with an integral garage which could be converted into further living accommodation (subject to local planning consents). Located on the highly sought after Dorchester Road, within the popular residential area of Fixby, with readily available access to both Huddersfield town centre and the M62 motorway network with links to Leeds and Manchester. The property would ideally suit the growing family and must be viewed in order to appreciate the size, position and potential this spacious family home provides.

With accommodation comprising:- entrance hall, lounge, sitting room, dining area, kitchen, utility room and WC. To the first floor there is a master bedroom with en suite, 4 further bedrooms and family bathroom.

Energy Rating: D





GROUND FLOOR

Enter the property through an arched timber door into:-

Entrance Hall

A spindlerail balustrade staircase rises to the first floor and incorporates an understairs storage cupboard.

Lounge

12'11" x 17'9" (3.94m x 5.41m)

With dual aspect uPVC double glazed windows with secondary glazing, a central heating radiator and a feature open fireplace which is set into a complementary surround and hearth.

Family Room

18'1" x 9'11" (5.51m x 3.02m)

A spacious second reception room which is fitted with a set of uPVC double glazed French doors which lead out to the rear garden and are complemented by uPVC double glazed windows and skylight. There is a wall mounted electric heater and hot air system.



Utility Room

3'3" x 4'10" (0.99m x 1.47m)

With a laminate roll top work surface, base unit and uPVC double glazed window to the rear elevation.

Kitchen

10'3" x 24'3" (3.12m x 7.39m)

Fitted with a range of base and drawer units with a mixture of granite and solid timber working surfaces. There are tiled splashbacks, matching upstands and an undermounted 1.5 bowl stainless steel sink with integral drainer and mixer tap. The kitchen also has an integrated eye level oven, 4 ring electric hob, dishwasher, 2 under counter fridges and is open plan to the dining area.

Dining Area

14'8" x 11'9" (4.47m x 3.58m)

With a feature log burning stove with exposed flue which is set into a tiled surround. There is a uPVC double glazed bay window to the front elevation with secondary glazing.





Garage

16'4" x 14'3" (4.98m x 4.34m)

With a concertina timber door and housing the central heating boiler, meters and consumer unit. The garage has a door which accesses the kitchen.

Boot Room/WC

Fitted with a low flush WC, wash hand basin with monobloc mixer tap and tiled splashbacks. There is shelving and rails suitable for shoes and coats.

FIRST FLOOR:

Landing

With a feature uPVC double glazed window to the front elevation and fitted shelving units.

Bedroom

6'1" x 12'11" (1.85m x 3.94m)

Currently used as a study area, this room has a uPVC double glazed bow window to the front elevation, central heating radiator, built-in desk and storage space.

Bedroom

13'0" x 11'5" (3.96m x 3.48m)

With a uPVC double glazed bow window to the rear elevation, accompanied by secondary glazing and central heating radiator. A French door leads out to a former roof terrace.

Bedroom

10'4" x 8'10" (3.15m x 2.69m)

With a uPVC double glazed window to the rear elevation with secondary glazing, central heating radiator and built-in wardrobes with sliding mirrored doors.

Bathroom

A 4 piece suite comprising a low flush WC, wash hand basin with waterfall mono bloc mixer tap, free standing bath and

shower cubicle with rainwater head. There are 2 uPVC double glazed windows to the rear elevation, tiled splashbacks and a heated towel rail.

Bedroom

11'8" max x 11'2" max (3.56m max x 3.40m max)

With a uPVC double glazed window to the side elevation, central heating radiator and corner storage cupboard.

Master Bedroom

15'0" x 11'10" (4.57m x 3.61m)

A spacious master bedroom with a uPVC double glazed window to the front elevation accompanied by secondary glazing and a central heating radiator.

En suite

Furnished with a 3 piece suite comprising a low flush WC, wash hand basin with monobloc mixer tap and shower cubicle. There is a uPVC French door leading out to a former balcony terrace, accompanied by secondary glazing, as well as a heated towel rail and tiled splashbacks.

OUTSIDE:

A timber gate gives direct access off Dorchester Road to the pebbled driveway which stretches around the front and side of the property. To the front there is a lawned garden with mature shrubs and well established trees. To the rear, there is a further lawned garden which incorporates a raised paved seating area and stunning willow tree. There are also an assortment of log stores and sheds surrounding.

TPO's

Please note, there are two tree preservation orders

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.





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.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641), passing through the traffic lights at Hillhouse and Fartown Bar. Continue along the main road climbing up the hill and pass through the roundabout with the Asda supermarket on the right hand side. Continue along the main road to Fixby roundabout, proceed straight across the roundabout into Bradford Road and after approximately 50 yards take the left hand turning into Dorchester Road where the property can be found on the right hand side.

TENURE:

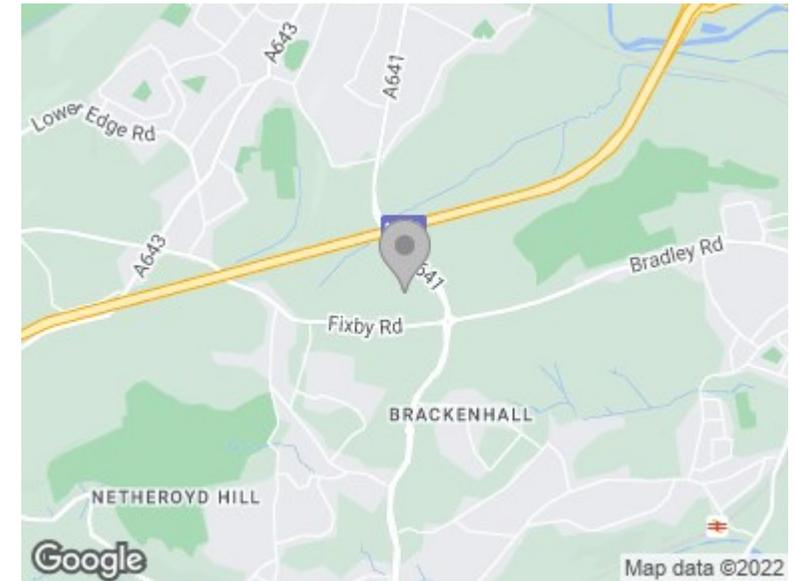
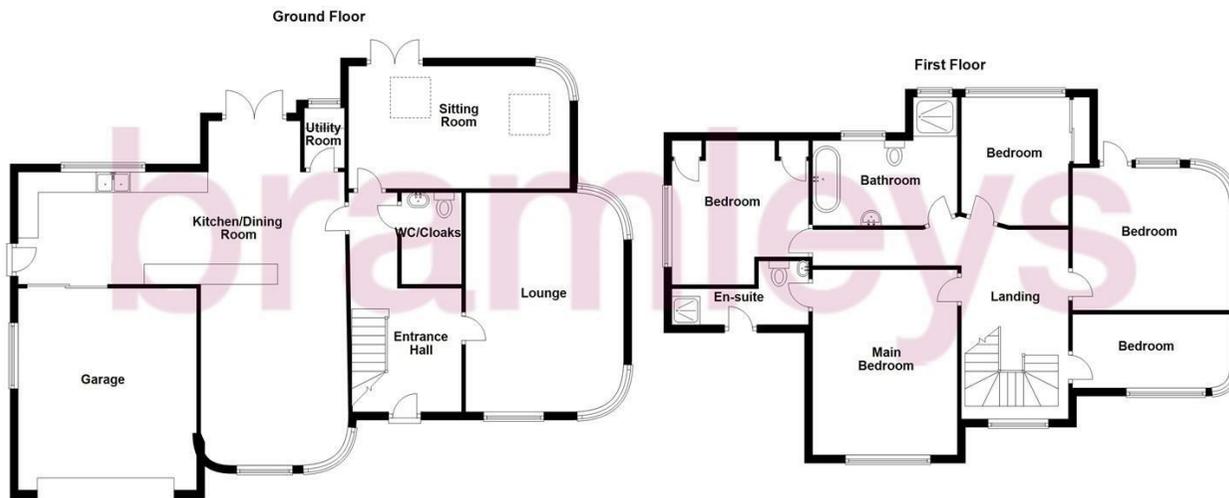
Freehold

COUNCIL TAX BAND:

Band G



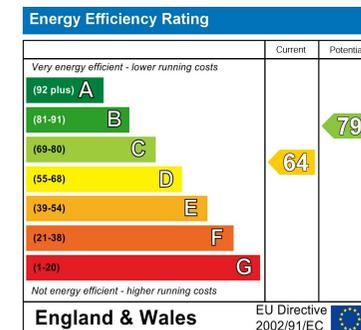




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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