



187 Lighridge Road, Fixby, Huddersfield, HD2 2HT
£325,000

bramleys

Set on to a generous plot with extensive rear gardens and located in the highly desirable residential location of Fixby, is this stone built, 3 bedroom semi-detached property.

Extended from its original form by way of a conservatory to the rear, the property overlooks Fixby Green and is handily located for both J.24 and J.25 of the M62 motorway network, plus rail links can be utilised at both Huddersfield and Brighouse.

Having gas fired central heating, uPVC double glazing and being fitted with a modern kitchen and bathroom. The property would make an ideal purchase for those with a young and growing family.

Energy Rating: D





GROUND FLOOR:

Enter the property through a composite entrance door with sealed unit and leaded double glazed panels.

Entrance Hall

With dado rail decor, a central heating radiator and delph rack. There is also a built-in understairs storage cupboard and staircase elevating to the first floor.

Lounge

12'0" x 13'0" plus bay (3.66m x 3.96m plus bay)

Having a semi-circular uPVC double glazed bay window to the front elevation with views over the adjacent green. There is ceiling coving, 2 wall light points, a central heating radiator, electric and pebble effect living flame fire set onto a marble hearth and backdrop with period style fire surround and mantel.

Dining Room

12'10" x 12'4" (3.91m x 3.76m)

Peacefully situated to the rear of the property, with an open grate fireplace with an art deco



style, tiled surround and mantel. There is also a central heating radiator and French doors giving access to the conservatory.

Conservatory

11'10" x 10'2" (3.61m x 3.10m)

Situated to the rear of the property, the conservatory is set on to a stone base with uPVC double glazed windows to 3 sides and a set of French doors which give access to the rear gardens. There is also a tiled floor and Velux window.

Kitchen

13'8" x 6'4" (4.17m x 1.93m)

Fitted with a range of wall, drawers and base units, with laminate work surfaces and concealed lighting to the wall cupboards. There is a 1.5 bowl stainless steel sink with side drainer, tiled splashbacks, 3 uPVC windows, Velux window, space for an undercounter fridge, space for a washing machine and space for a dishwasher. The kitchen also has a 4 ring electric hob, part tiled walls, integrated electric oven with grill, display shelving and a central heating radiator.



FIRST FLOOR:

Landing

Having a secondary unit, double glazed window with original leaded and stained glass panel.

A retractable ladder provides access to the second floor attic room.

Master Bedroom

12'10" x 12'10" plus wardrobes (3.91m x 3.91m plus wardrobes)

Peacefully situated to the rear of the property, with views over the garden. There are 2 sets of double wardrobes with drawers beneath and hanging/shelving facilities, a central heating radiator and uPVC double glazed window.

Bedroom 2

12'0" x 10'10" plus wardrobes and bay (3.66m x 3.30m plus wardrobes and bay)

Having fitted 4 door wardrobes with hanging and shelving facilities, feature period tiled fireplace, central heating radiator and a large uPVC double glazed bay window to the front which provides outstanding far reaching views.

Bedroom 3

8'7" x 7'0" inc bulk-head (2.62m x 2.13m inc bulk-head)

Situated to the front of the property with open views. There is a central heating radiator, uPVC double glazed window and bulk-head store cupboard.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, hand wash basin set on to a floating vanity unit with drawer beneath and chrome mixer taps and a deep sunk panelled bath with overhead shower and shower screen. There is a chrome ladder style radiator, uPVC double glazed windows to both side and rear, together with fully tiled walls and floor.

SECOND FLOOR:

Attic Room

13'2" x 15'4" (4.01m x 4.67m)

Being fully boarded to the floor, with painted plaster board to the walls. This good sized room has low voltage lighting, exposed beams, a Velux window and provides a most useful storage space or occasional office/study space.

OUTSIDE:

To the front of the property there is a tarmacadam driveway and parking apron, with parking for 2/3 vehicles. There is a detached single garage and the front gardens are predominantly lawned with flowerbed borders and a wrought iron pedestrian access gate which leads down

the side of the property into the rear. The rear garden has a full width flagged patio and seating area, extensive shaped lawned gardens with flowerbed borders, mature trees, bushes and summer house.

Garage

With up and over door, power and light points.

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), passing through the traffic lights at Hill House and Fartown Bar. Continue up Bradford Road, going straight ahead. On reaching Bradley Bar roundabout take a left hand turning into Fixby Road, continue along this road for approximately 1/2 mile and then take a left hand turning into Lighridge Road, where the property will be found on the right hand side identified by a Bramleys for sale board.

TENURE:

Leasehold: Term 999 years from 12 June 1936 / Rent: £5.32 per annum

COUNCIL TAX BAND:

D

MORTGAGES:

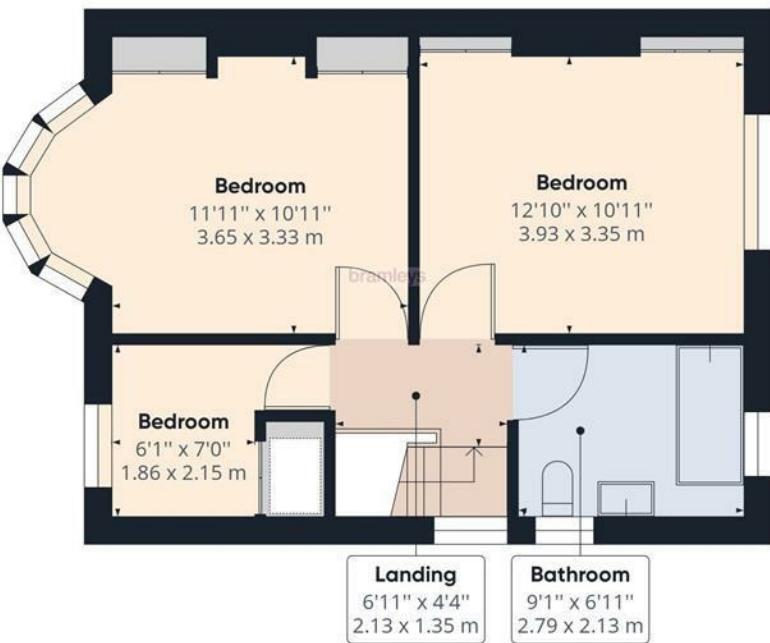
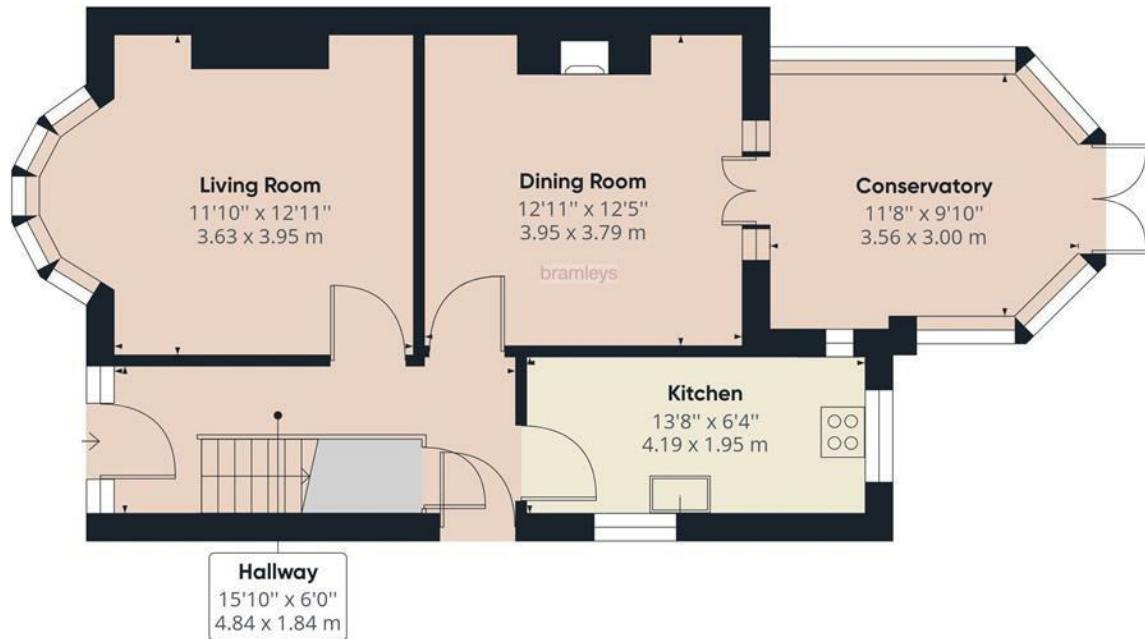
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		62
(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	