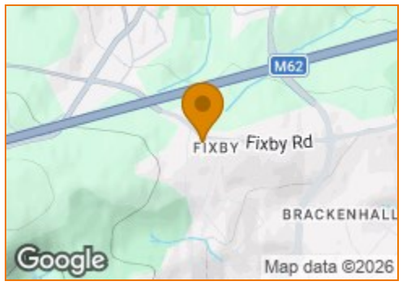
BOULTONS

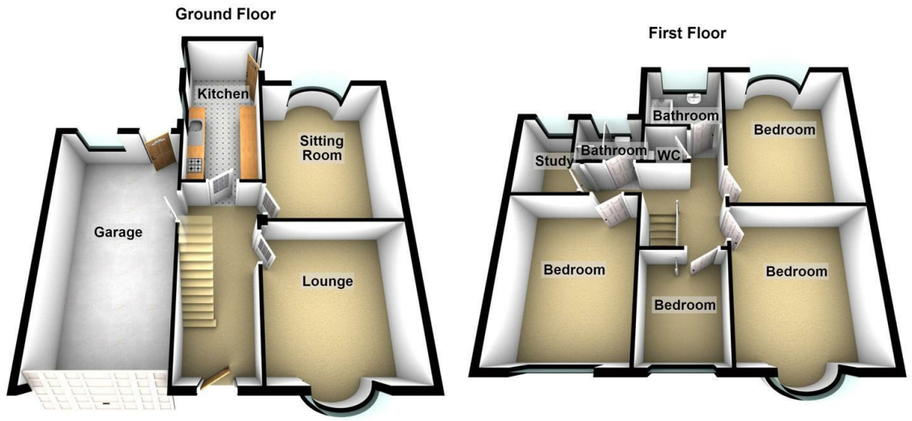
Terrain Map



Hybrid Map

Terrain Map

Floor Plan



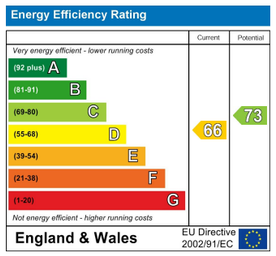
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

73 Fixby Road, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Fixby Road

, Huddersfield, HD2 2JB

Offers Around £375,000

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Well located in this most desirable area of Fixby is a charming semi-detached home, occupying a superb corner plot, offering an inviting open front aspect that enhances its appeal. The property has already been extended, providing ample living space, yet it still presents the exciting potential for further extension, subject to the necessary planning permission.

This location is particularly popular among families and professional commuters, making it an ideal choice for those seeking a sought after community conveniently close to local amenities and transport links. The house has been well cared for, reflecting a sense of pride in ownership that is evident throughout.

Given its attractive features and prime location, early viewing is strongly advised to fully appreciate what this property has to offer. Whether you are looking for a family home or a place to settle down, this house on Fixby Road is certainly worth considering.

ACCOMMODATION

RECEPTION HALL
16'3" x 6'4"

Accessed via a uPVC double glazed front door with leaded and privacy glass inset and with a matching top light over. This grand reception hall displays traditional newel post and staircase rising to the first floor, laminate floor covering, central heating radiator, internal doors leading to the principle ground floor rooms and storage space beneath the stairs. Another securely locked internal door leads to the integral garage, central heating thermostat.

DINING ROOM
15'4" max into the bay x 12'1" max into the alcove

This generous and versatile reception room enjoys good levels of natural light via the uPVC double glazed bay window positioned to the front elevation, enjoying an attractive outlook over the adjoining green space and beyond. There is also decorative coving, central heating radiator and the focal point for the room is a coal effect gas fire within a rustic tile surround.

SITTING ROOM
15'9" max into the bay x 11'5" max into the alcove

Another generous and well presented reception room positioned at the rear of the property overlooking the rear garden via the uPVC double glazed bay window with leaded units inset. There is also a central heating radiator, a former serving hatch into the kitchen and a coal affect gas fire within a marble surround and atop a marble plinth.

KITCHEN
16'1" x 8'5"

Fitted with a range of wall and base units in a beech style with stainless steel bar handle trim and complementary working surfaces incorporating quartz flecks and a stainless steel inset sink unit and draining board with mixer tap. The kitchen has provision for a gas cooker with extractor canopy over, plumbing for a dishwasher, uPVC double glazed window with leaded detail inset to the side elevation. Within the dining area is another uPVC double glazed window with leaded detail and a matching door allowing access to the rear of the property and the garden area. There is beech effect laminate floor covering, part tiled splashbacks around the preparation areas and two central heating radiators.

FIRST FLOOR

BEDROOM 1
5'2" max into the bay x 10'2" to wardrobe doors

Enjoying a lovely aspect to the front with distant views via the uPVC double glazed window with leaded detail inset, central heating radiator and a range of fitted furniture comprising full and split hanging and shelving areas.

BEDROOM 2
16' max into the bay x 11'6" max into the alcove

With a decorative period feature fireplace, vanity hand wash basin and cupboard storage in one of the alcoves, central heating radiator and a uPVC double glazed window with leaded inset detail to the rear elevation overlooking the rear garden and the distant views towards Castle Hill.

BEDROOM 3
10'6" to the robe x 10'8" plus entrance

Another generous double bedroom enjoying the aforementioned view from the uPVC double glazed window to the front elevation and also with a circular oriole style window to the gable, timber framed and double glazed in construction with privacy glass inset. Central heating radiator and a range of fitted wardrobes providing full hanging and shelving.

BOX/HOBBY ROOM
7'2" x 2'9" plus entrance

Central heating radiator and a uPVC double glazed window with privacy glass inset.

BEDROOM 4
6'4" x 7'2" to the bulkhead

With a bulkhead cupboard storage unit, central heating radiator and a uPVC double glazed window with leaded detail inset enjoying the aforementioned aspect.

BATHROOM
6'6" max x 8'4" max

Fitted with a two piece suite comprising panel bath and pedestal hand wash basin in a white colour scheme with complementary tiled walls, central heating radiator and a uPVC double glazed window with privacy glass inset. Linen cupboard storage, shaver socket, fitted mirror.

WC
3'2" x 4'3"

Fitted with a low flush wc in a modern white colour scheme although of a traditional style, complementary tiled walls.

SHOWER ROOM
4'4" x 5'9"

With a vanity hand wash basin with mixer tap, low flush wc, shower cubicle, central heating radiator, complementary tiled walls with mosaic trim and a uPVC double glazed window with leaded detail and privacy glass inset.

LANDING

A loft hatch provides access to a roof void, not inspected at the time of the appraisal.

INTEGRAL GARAGE
21'10" x 10'9"

With power and light along with a composite double glazed personnel door and a uPVC double glazed window with leaded detail inset. Doubling up as a utility area, you will also find plumbing for a washing machine and provision for additional white goods with the power sockets.

OUTSIDE

A block paved driveway provides ample off road parking and leads to the integral garage. The garden to the front is predominantly laid with lawn, elevated from the roadside, planted pockets incorporating lavender and well established evergreens.
There is a further lawned garden are to the side of the house with evergreen hedges providing a good degree of privacy from the roadside. A flagged pathway leads to the rear opening up into a larger family garden, again, mainly laid to lawn with planted pockets, pathways, evergreens and flower beds. There is a patio seating area adjacent to the dining kitchen rear door and to the rear of the curtilage accessed off Kennedy Avenue is a second garage, concrete sectional in construction with a block paved driveway in front.

TENURE

A long leasehold arrangement with over 900 years remaining.

COUNCIL TAX BAND D