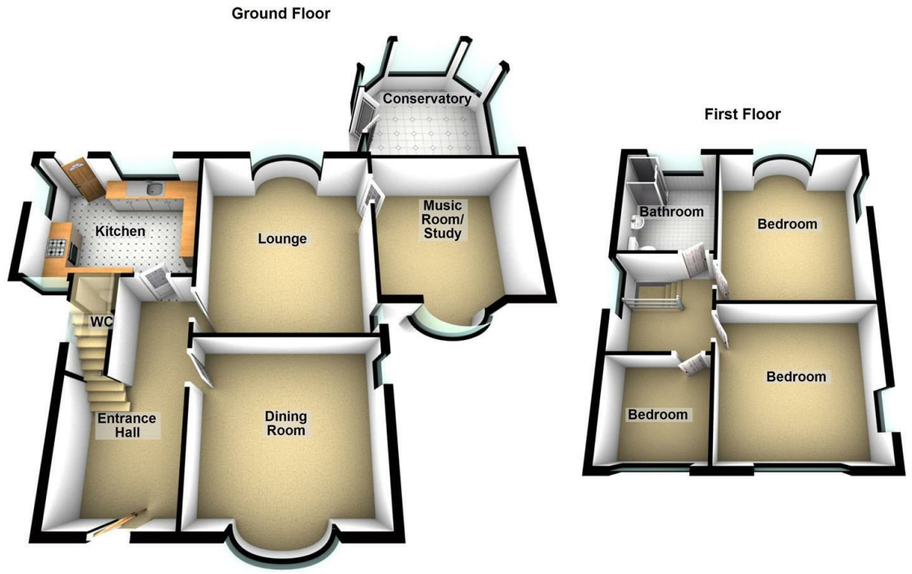
BOULTONS

Terrain Map

Hybrid Map

Terrain Map

Floor Plan



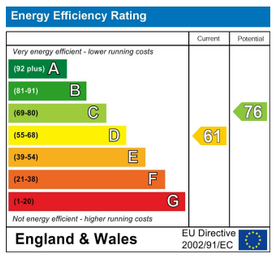
For illustration purposes only, not to scale.
Plan produced using PlanUp.

11 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

Fixby, Huddersfield, HD2 2JL

Offers Around £475,000

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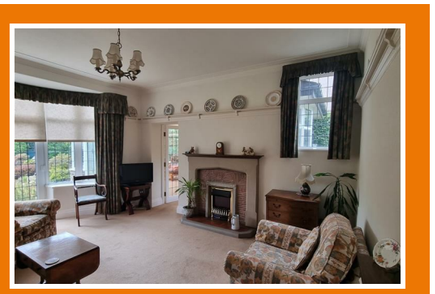

This beautifully presented detached property is a well-loved family home that exudes warmth, quality and character.

With three generous reception room, three bedrooms and a stunning rear garden, this property offers ample room for a growing family or those seeking extra space for entertaining, guests or a home office.

The property has been meticulously maintained, showcasing a welcoming home that invites you to settle in and make it your own. The layout is both practical and appealing, providing a comfortable living environment for everyday life.

One of the standout features of this property is its enormous potential. Whether you envision creating your dream kitchen, expanding the living area, or even adding an extension, the possibilities are vast and exciting. The property is suitable for extension, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

The location on Fixby Road is very a popular residential area conveniently positioned close to local amenities, schools, and transport links. This combination of a lovely home and a desirable location makes it an excellent opportunity for anyone looking to invest in a property with both charm and potential.

In summary, this detached house on Fixby Road is not just a place to live; it is a canvas for your future. With its beautiful presentation, spacious accommodation, and the promise of further development, it is a property that truly deserves your attention. Don’t miss the chance to make this wonderful family home your own.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
15'8" x 7'10"

Accessed via a composite double glazed front door with a uPVC double glazed leaded side window, this grand reception hall features traditional detail including a newel post and cast spindles below a traditional balustrade on the staircase which rises to the first floor. There is a delft rack on display and a central heating radiator.

CLOAKROOM/WC
Fitted with a low flush wc, vanity hand wash basin with mixer tap over, the alarm control panel and a uPVC double glazed window with leaded detail.

LOUNGE
13'9" max into the bay x 12'9"

Enjoying good levels of natural light via the uPVC double glazed bay window which features leaded detail. There is an attractive decorative picture rail, period coving, a central heating radiator and a further uPVC double glazed window with leaded detail to the side of the property. The focal point for the room is an electric fire within a random stone surround.

SITTING ROOM/FORMAL DINING ROOM
12'5" max into the bay x 12'9"

Enjoying a beautiful Arts and Crafts style fireplace with an electric inset fire and featuring an attractive tiled hearth and rustic back. Decorative coving, delft rack, central heating radiator and a PVC double glazed leaded window and door to the rear elevation giving access to the rear garden.

MUSIC ROOM
13'1" x 11'5"

Semi open plan adjacent to the conservatory, providing a large, light and social space with uPVC double glazed leaded window to the front elevation.

CONSERVATORY
10'5" x 9'10"

Constructed with part wall and uPVC double glazed units with two central heating radiators and French doors leading to the exterior of the property.

KITCHEN
12'5" x 9'10"

Fitted with a range of wall and base units in a quality limed oak finish with complementary working surfaces which incorporate a stainless steel inset sink unit with mixer tap over. The kitchen is further equipped with an electric hob with oven beneath, integrated fridge, freezer, Bosch dishwasher and an integrated washing machine. There are uPVC double glazed windows to the front, side and rear elevations allowing good levels of natural light into the kitchen which also has a breakfast bar seating area. Central heating radiator and access to the exterior of the property.

FIRST FLOOR

LANDING
With loft hatch allowing access to the roof space (not inspected at the time of the appraisal but we are informed there is a pull-down ladder), uPVC double glazed window to the gable end.

BEDROOM 1, rear
17'0" max x 12'9" max

Fitted with a range of bespoke bedroom furniture including three double robes with a range of hanging and shelving, cupboard storage over, matching bedsit units and dresser drawer, uPVC double glazed windows to the side and rear elevations with leaded details and a central heating radiator.

BEDROOM 2, front
12'9" x 11'9"

Also enjoying good levels of natural light via the uPVC double glazed windows to the front and side elevations, both with leaded detail. There is a decorative picture rail and a central heating radiator.

BEDROOM 3, front
7'10" x 7'10"

With fitted dresser, drawers and cupboard storage, picture rail, central heating radiator and a uPVC double glazed window with leaded detail.

SHOWER ROOM
9'10" x 7'10"

Walk-in wet room style arrangement with low flush wc and vanity hand wash basin, attractive tiled walls and flooring, spotlights within the ceiling, heated towel rail, uPVC double glazed windows to the rear and side elevations with leaded and privacy glass inset and concealed within the linen cupboard is a Vaillant combination boiler.

OUTSIDE - FRONT
There is a well stocked and well maintained, largely lawned garden, predominantly level with established beds and borders. A long driveway to the side the house leads to the double garage.

DOUBLE GARAGE
17'8" x 15'1"

With electric door, power and light and a convenience door giving access to the rear garden.

OUTSIDE - REAR
Very well stocked and offering a good degree of privacy, extremely well maintained with lawned areas, patio seating area, planted pockets, flower beds and evergreens.

GREENHOUSE
15'5" x 6'10" external

Attached to the garage with potting/tool shed

TENURE
We understand that the owners of the property have purchased the freehold and as such is offered as a freehold with the benefit of the long leasehold arrangement.

COUNCIL TAX. BAND E

USEFUL INFORMATION
Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

https://www.openreach.com/fibre-checker

https://checker.ofcom.org.uk/en-gb/broadband-coverage