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**Woodside Lane, Fixby
Huddersfield,**

Offers over £525,000

MARTIN THORNTON PLATINUM

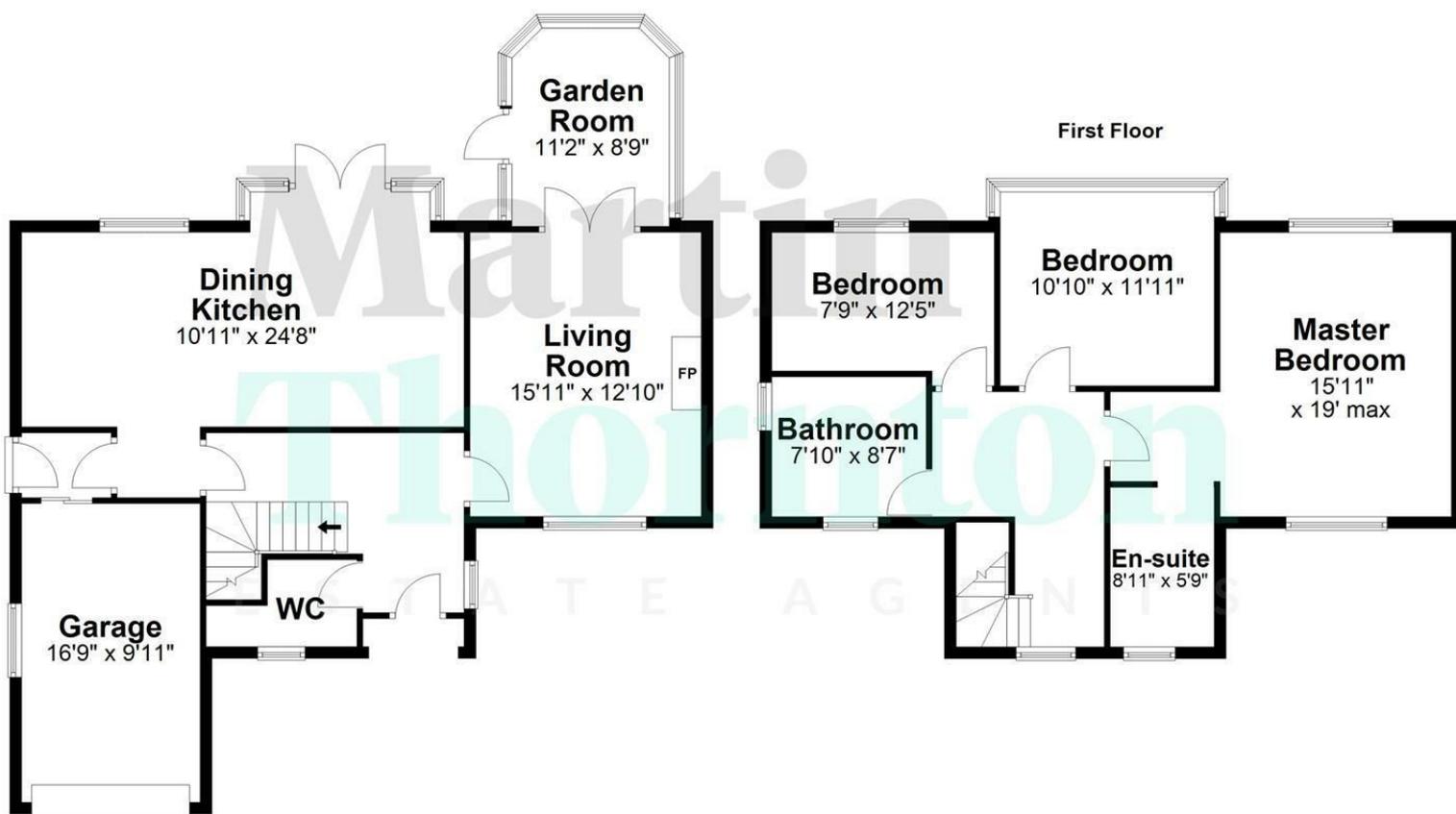
This three-bedroom detached family home was formerly four bedrooms and is located on this tree-lined, no-through road with woodland opposite. It stands almost centrally within a superb mature garden with a southerly rear aspect. The property is presented to a high standard throughout, with a light and bright interior, and would be a perfect commuting base. Only by an internal inspection can the position, plot and presentation be truly appreciated. The accommodation comprises an entrance hallway, downstairs WC, living room with French doors, orangery overlooking the garden, dining kitchen (redesigned approx. three years ago to a high spec) and integrated appliances and French doors and side lobby with access to the garage. There is a large first floor landing, three double bedrooms, the master bedroom with built-in furniture and en suite bathroom, and a house bathroom. The property has gas-fired central heating, uPVC double-glazing and a security system. Externally, there is an integral garage a driveway. The mature gardens have lawns and rockeries and the rear garden is a major selling feature for its size and privacy. It has a southerly aspect, shaped lawns, mature borders, a shed and potential for a vegetable garden.

**Woodside Lane, Fixby
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Floorplan



Ground Floor



Total area: approx. 1728.7 sq. feet
Woodside Lane, Huddersfield

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Details



Entrance Hallway



An oak entrance door, recessed to an open porch, gives access to the hallway. Of particular note is the oak flooring and a wide spindle staircase which rises to the first floor. There is a uPVC window to the side elevation, along with ceiling downlighting, coving and a radiator.

Downstairs WC



This room has a two-piece suite comprising a pedestal wash hand basin and a low-level WC. It has appropriate tiling to the walls and floor tiling. There is a good-sized under stairs storage cupboard, along with an opaque uPVC window to the front elevation and a radiator.

Living Room



This good-sized reception room has a continuation of the oak flooring. It has a decorative fire surround with a decorative fire, a wide uPVC window to the front elevation and various wall light points. There is plenty of space for furniture, a high ceiling and two radiators. French doors lead through to the orangery.

Orangery



This multipurpose room could be an every day sitting room or playroom, etc. It has a pleasant rear aspect with a southerly outlook over the mature garden, enjoying a good amount of privacy. There is floor tiling, a radiator, uPVC glazing to three elevations and a door giving access out into the garden. The ceiling incorporates LED lighting.

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Dining Kitchen



This room certainly has the wow factor, having been redesigned approximately three years ago by our clients. It now creates an open-plan high-spec eating and entertaining room, being particularly light and bright with a southerly aspect and a view over the garden. The kitchen area has an extensive array of units to high and low levels with under-unit lighting, a rectangular Belfast style Caple sink and a grooved draining area within the granite worktops, which have matching upstands and extend into the deep window sill. There is a range style cooker with a five-ring gas hob, the usual ovens beneath and a matching illuminated canopy style filter hood. Integrated appliances include a fridge, freezer and dishwasher. There is a kick space plinth fan heater. The island unit incorporates further storage with pan drawers and wine racks, and the granite worktop extends to create a breakfast bar. The kitchen has a rear uPVC window, ceiling downlighting and Karndean flooring. The adjoining dining/sitting room has French doors leading out into the garden. There is plenty of space for furniture, along with provision for a wall-mounted TV, an upright radiator, along with an additional radiator within the entrance area to the dining kitchen.

Side Lobby



The lobby has a quarry tiled floor with an inset matwell and a side uPVC door. A further door gives access into the garage.

First Floor Landing



From the hallway, a staircase with spindle balustrading rises to the large first floor landing. This has coving to the ceiling and a uPVC window to the front elevation with views towards a wooded backdrop.

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Bedroom One



This large double bedroom enjoys a pleasant dual aspect with uPVC windows to the front and rear elevations. There are built-in wardrobes with hanging rails and shelving, drawers and a dressing table with additional drawers. The room has plenty of space for additional furniture, coving to the ceiling and a radiator and being the master bedroom it has the advantage of its own ensuite bathroom (which was formerly Bedroom Four)

En Suite Bathroom



This room benefits from electric under floor heating. The four-piece suite comprises a double-ended bath with a mixer tap incorporating a hand-held shower attachment, a corner shower cubicle with curved doors and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, along with an aqua

boarded ceiling incorporating downlighting. The room has an opaque uPVC window and a wall-mounted chrome towel radiator.

Bedroom Two



This large double bedroom is positioned at the rear of the property and enjoys a southerly aspect, making it particularly light and bright. It has a walk-in bay window incorporating uPVC glazing. The room can easily accommodate fitted or freestanding furniture and has access to the loft area, which has additional handy storage. There is also a radiator.

Bedroom Three



This double bedroom is positioned at the rear of the property with an outlook over the garden via a uPVC window. It has built-in floor-to-ceiling storage, along with space for further furniture, coving to the ceiling and a radiator.

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House Bathroom



The spacious bathroom has a freestanding roll-top bath with claw & ball feet and a telephone style hand-held shower attachment. It has a pedestal wash hand basin, a low-level WC and a built-in linen cupboard. This room enjoys a dual aspect with front and side uPVC windows. There is half-height wall tiling and an upright chrome ladder style radiator.

External Details



In front of the property is a low-level perimeter wall, mature shrubs and hedging. There are stone gateposts and a wide stone laid driveway leading to a garage. The garden has a level lawn with rockery borders, mature flower beds and outdoor lighting. The rear garden is a major selling feature of the property and can be a real sun trap, enjoying a southerly aspect. It has a large stone paved patio, which can also be accessed via the French doors in the dining kitchen, as well

as from the conservatory. It provides a lovely area for outdoor eating and entertaining, with external lighting and water. There is an adjoining, shaped lawn with mature flower beds and borders, trellis style fencing and a decorative archway, along with a secluded paved seating area. A gravelled pathway, with paving interspersed, leads through the garden. There are mature beds and borders, a feature grid section in the bottom right-hand corner and, through the trellis archway, potential for a vegetable garden.

Integral Garage

The garage has an up-and-over door and a personal entrance door from the side lobby. It has power and lighting, and houses the boiler for the central heating system. There is a rectangular Belfast style sink with hot and cold water.

Tenure

The vendor informs us that the property is freehold.

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Directions

