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**The Coppice, Fixby  
Huddersfield,**

**Offers over £500,000**

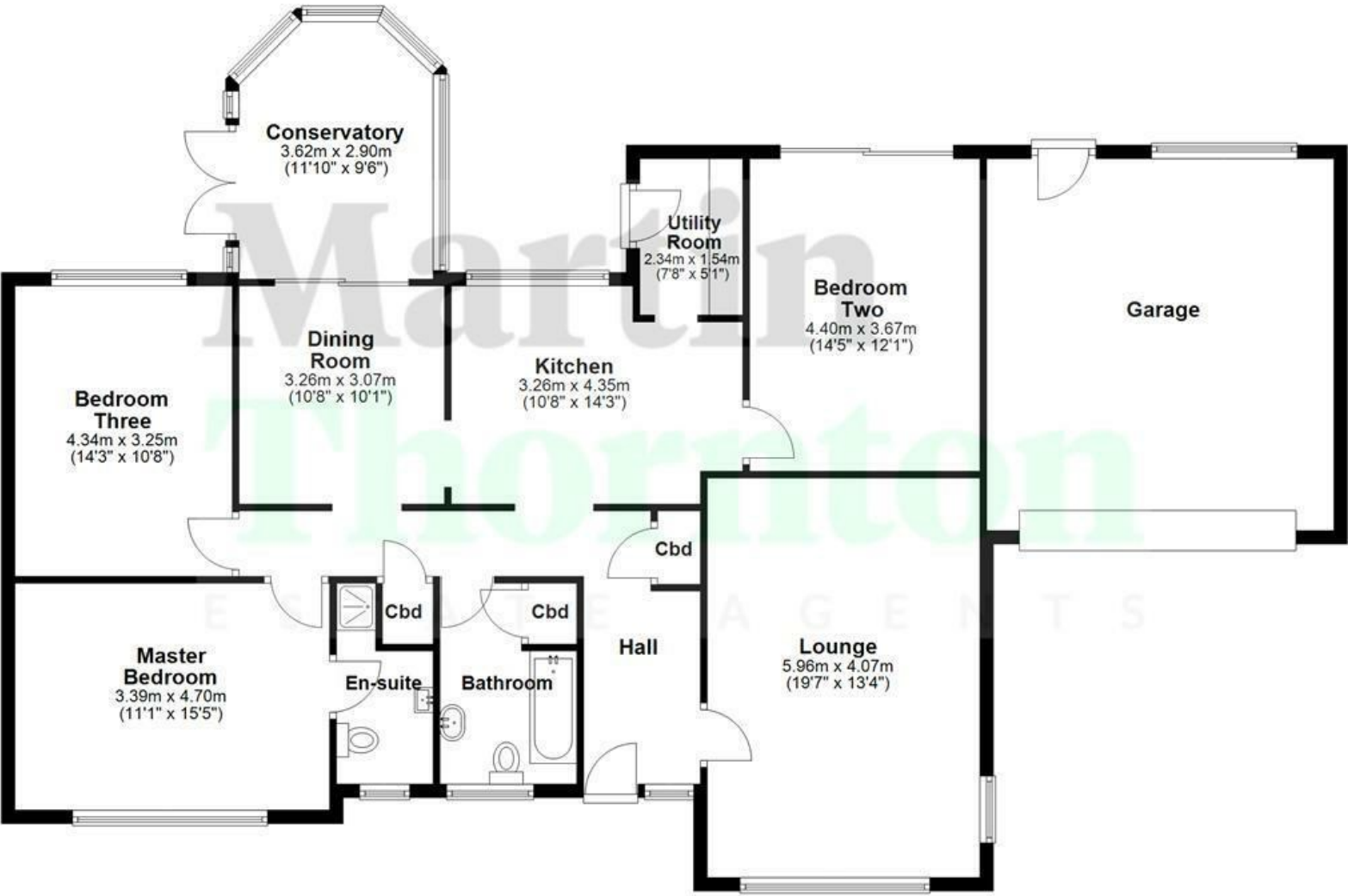
This three double bedroom detached true bungalow is located in a highly regarded residential area and set on a good-sized plot. The accommodation comprises a large entrance hall with storage, good-sized reception room, kitchen, utility, dining room, conservatory, three double bedrooms, en suite shower room and house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is an extensive lawned garden and a pathway leading to off-road parking for several vehicles and a detached double garage. The rear garden has a lovely lawned area, with mature shrubbery borders and a patio seating area, perfect for outdoor entertaining. There are outside water and power points, along with a useful potting shed. The rear garden enjoys a southerly aspect.

The Coppice, Fixby  
Huddersfield,

Floorplan



Ground Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# The Coppice, Fixby Huddersfield,

## Details



### Entrance Hall

A uPVC door with a decorative double-glazed insert and matching side panel opens to the spacious entrance hall, which has a ceiling light point, coving to the ceiling and a radiator. There are two useful storage cupboards with hanging rails and shelving, perfect for storing coats and shoes, and a control panel for the Carlton alarm system. Access can be gained to the following rooms:

### Kitchen



An archway leads to the kitchen area, which has a range of high gloss wall and base units, drawers, roll-edge worktops with brick-style tiled surrounds and a stainless steel sink unit. Integrated appliances include an oven and induction hob, a canopy style filter hood and a dishwasher. There is ceiling downlighting, coving to the ceiling, LVT tile flooring, a radiator and a uPVC double-glazed window allowing natural light from the rear elevation.

### Utility



The utility has a continuation of the LVT tile flooring, along with base cupboards and roll-edge worktops. There is space for a freestanding fridge freezer, plumbing for an automatic washing machine and space for a dryer. The room has a ceiling light point, a uPVC door providing access to the rear elevation.

### Bedroom Two



This double bedroom has a pleasant outlook over the rear garden via sliding aluminium double-glazed patio doors. It has coving to the ceiling, a ceiling light point and a radiator.

# The Coppice, Fixby Huddersfield, Details



## Dining Room



From the kitchen, an archway leads to the formal dining room, which has plenty of space for furniture, a ceiling light point, coving to the ceiling and a radiator. It has LVT flooring and sliding patio doors giving access to the conservatory.

## Conservatory



The conservatory has uPVC double-glazed windows to three elevations and a uPVC patio door leading to the rear garden. It has two wall light points, a radiator and carpeting.

## Bedroom Three

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. There is plenty of room for furniture, coving to the ceiling, a ceiling light point and a radiator.

## Bedroom One



This good-sized double bedroom has plenty of room for furniture and a bay window to the front elevation. There is coving to the ceiling, a ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.

## En Suite Shower Room



The white suite comprises a corner shower cubicle, home to a gravity fed shower, a vanity wash hand basin with storage beneath and a low-level WC. There is LVT flooring, contrasting tiling to the walls, a ceiling light point, a shaver point and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the front elevation.

# The Coppice, Fixby Huddersfield,

## Details



### House Bathroom



The modern white suite comprises a panelled bath with a folding shower screen and a mains fed shower over, a vanity wash hand basin with storage beneath and a low-level WC. There is a useful linen cupboard, LVT tile flooring, appropriate tiling to the walls, downlights and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the front elevation. There is also a wall mounted heated LED mirror.

### Living Room



This good-sized reception room is positioned at the front of the property and has a bay window and a feature circular window. The focal point of the room is a fireplace, home to an electric fire. There is coving to the ceiling, a ceiling light point and a radiator.

### External Details



At the front of the property, there is an extensive lawned garden and a block paved pathway leading to the front porch area, with an outside wall light point. The pathway continues around the side of the property to form a driveway, providing off-road parking for several vehicles. There is a detached double garage. A wrought iron access gate gives access around the side of the property to the rear, where there is a lovely lawned garden with mature shrubbery borders. There is a patio seating area, perfect for outdoor entertaining, an outside water and power point and two large sheds, a useful potting shed and a greenhouse. The rear garden enjoys a southerly aspect.

### Double Garage

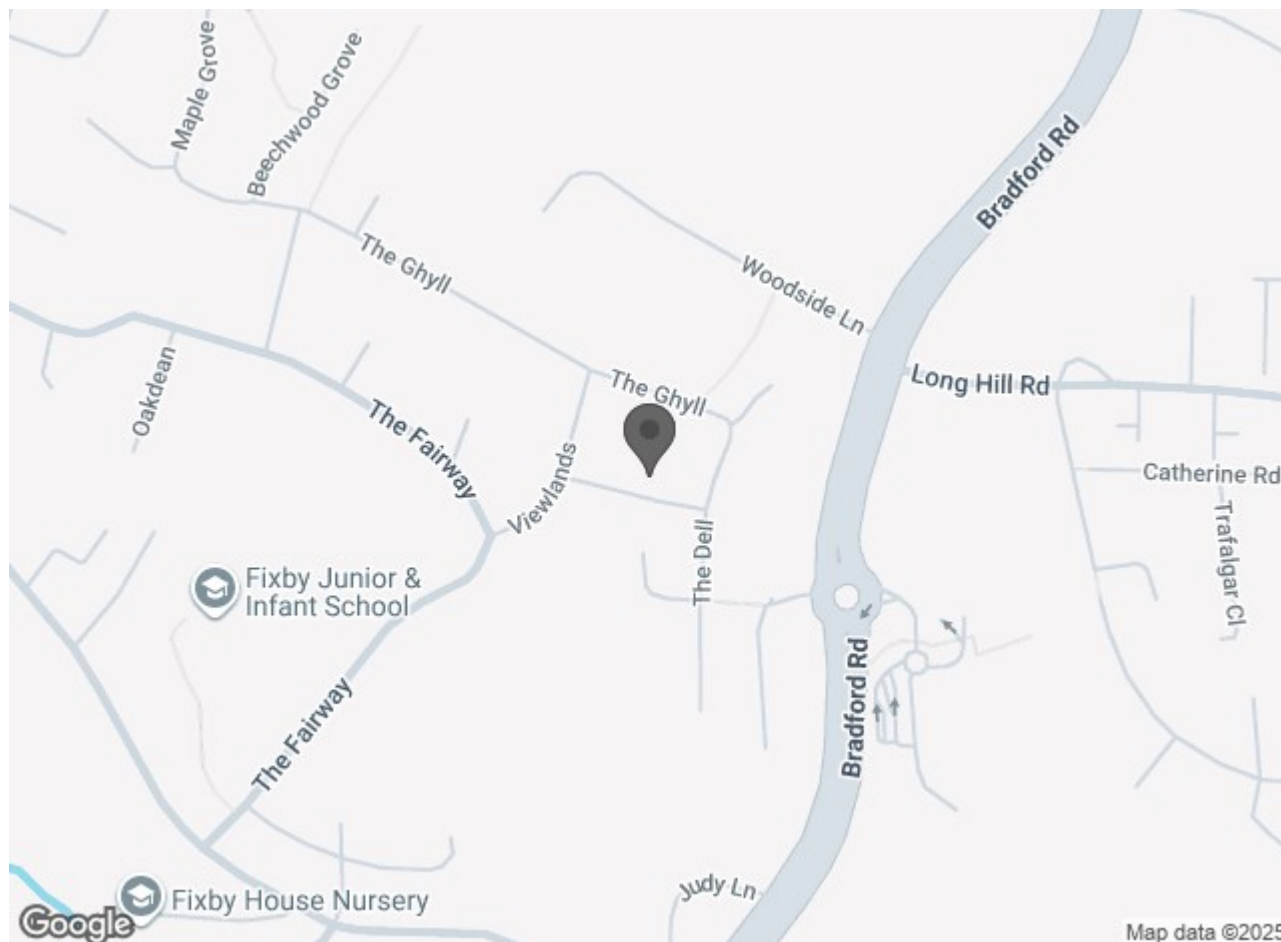
The detached double garage has an electric door, power, light and an electric car charging point. The recently installed Baxi boiler for the gas-fired central heating is located here. There is a solar panel inverter with a battery and a water point.

### Tenure

The vendor has informed us that this is a Freehold property.

# The Coppice, Fixby Huddersfield,

Directions



# **The Coppice, Fixby Huddersfield,**

## DISCLAIMER

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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