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**Lightridge Road, Fixby**  
**Huddersfield, Yorkshire**

**Offers in the region of**  
**£425,000**

Located in the highly sought after residential area of Fixby is this impressive three-bedroom detached family home. It enjoys a good-sized south facing rear garden with a wooded backdrop, making it an ideal purchase for a growing family seeking access to well-regarded local schooling and nearby amenities. The spacious and versatile accommodation comprises an entrance hall, utility room, integral garage, downstairs WC, guest bedroom/home office, well-appointed kitchen diner, separate dining room and a generously sized living room with a feature log burner. A half landing provides a useful work-from-home office area. On the first floor, there are three well-proportioned bedrooms, including the master bedroom, which benefits from a dressing area and en suite facilities, along with a stylish contemporary style house bathroom. The property has a gas-fired central heating system and is predominantly double-glazed. Externally, the property has a block paved driveway to the front, providing off-road parking for several vehicles. At the rear, there is a large multi-level garden with a range of useful outbuildings, all benefitting from a southerly aspect and an attractive wooded backdrop. This superb family home offers flexible accommodation, generous outdoor space and a prime location in one of the areas most desirable residential settings.

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## Floorplan



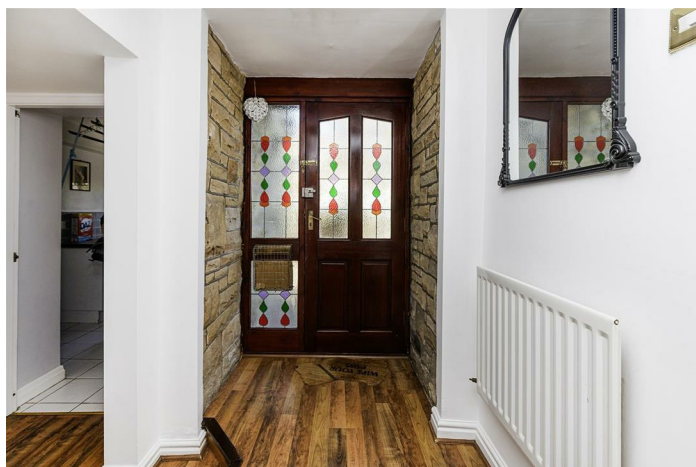
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Details



### Entrance Hall



A timber door with decorative glazed inserts opens to the entrance hall, where there is laminate style flooring running throughout, along with exposed brickwork, a ceiling light point and a radiator. A single step gives access to the utility room.

### Utility Room



This room is positioned at the front of the property and has a range of wall and base cupboards, drawers, roll-edge worktops and brick style tiled surrounds. There is an inset sink unit with a mixer tap, space and plumbing for an automatic washing machine, ceiling downlighting and a radiator. It has an original creole, tiling to the floor and a uPVC double-glazed window allows natural light. This area is home to the Vaillant central heating boiler. From here, a timber door gives access to the integral garage.

### Integral Garage

The garage has an up-and-over door, power and lighting. There is additional storage space in the eaves via a ladder.

### Downstairs WC



This room houses a low-level WC and a pedestal hand basin with contemporary style twin taps. There is laminate style flooring running throughout, a ceiling light point, an extractor fan and a radiator.

### Cellar

Two steps give access to the entrance to the cellar, which has power, lighting and is perfect for storage.

### Landing

Four steps give access to a further landing and, from here, access can be gained to the following rooms:

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### Bedroom Four/ Guest Suite/ Home Office



This lovely room could be utilised as a guest suite or home office, etc. It has a ceiling light point, coving to the ceiling and a radiator. Steps give access to a laminate mezzanine area with two timber and double-glazed Velux windows allowing natural light, ceiling downlighting and a radiator. A timber and bevelled glazed door opens to the formal living room.

### Living Room



This reception room is positioned at the rear of the property and has a splayed uPVC double-glazed bay window overlooking the garden. There are exposed beams to the ceiling, a ceiling light point and wall light points. A log burner is set to a feature exposed stone chimney breast, on a stone hearth with a timber mantel over. A timber and glazed door gives access to the rear entrance porch.

### Rear Entrance Porch

The porch has exposed timber beams to the ceiling, a timber door providing access to the rear garden and a ceiling light point. Glazing to three elevations provides lots of natural light.

### Dining Room



The dining room can be accessed via the living room through timber and glazed doors, and from kitchen. It has exposed beams to the ceiling, a ceiling light point, a set of uPVC French doors give access to the rear garden. The focal point of the room is a lovely gas fire set to a tiled hearth with a timber surround.

### Kitchen Diner



The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops, a one-and-a-half bowl stainless

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steel sink unit and brick style tiled surrounds. Integrated appliances include a double oven and five-ring gas hob with overlying canopy style filter hood, microwave, fridge freezer and dishwasher. The room has uPVC windows to the front elevation, ceiling downlighting throughout, a radiator and laminate style flooring. The dining area has plenty of space for furniture, a continuation of the laminate flooring, feature panelling to one wall, ceiling downlighting and a uPVC door with decorative double-glazed inserts leading out to the side of the property.

### First Floor Landing

From the entrance hall, a balustrade and spindle staircase gives access to a half landing, which could be utilised as a work-from-home study area. It has a radiator, a ceiling light point and a uPVC double-glazed window to the front elevation. Steps lead up to the first floor landing, where there is access to loft space, a radiator, a ceiling light point and a useful linen cupboard.

### Bedroom Two



This double bedroom is positioned at the front of the property and has timber and double-glazed windows. It has laminate style flooring running throughout, under eaves storage, an exposed beam to the ceiling, a ceiling light point and a radiator.

### Bedroom Three



This double bedroom has a lovely outlook over the rear garden and beyond via a uPVC double-glazed window. It has a ceiling light point and a radiator.

### House Bathroom



The bathroom has a white suite comprising a low-level WC, a pedestal hand basin with twin taps and a curved panelled bath with a contemporary style shower fitting over. There is laminate style flooring running throughout, ceiling downlighting, a wall-mounted mirror and a radiator. A uPVC double-glazed window allows natural light from the rear elevation.

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### Bedroom One



This bedroom has a pleasant outlook over the rear garden via a uPVC double-glazed windows, an additional uPVC double-glazed window to the side elevation. There is a ceiling light point and a radiator. A timber door leads through to a dressing area.

### Dressing Area



This area has fitted floor-to-ceiling wardrobes with hanging rails and shelving. There is ceiling downlighting, access to loft space and a single step gives access to an en suite WC.

### En Suite WC



This area has a low-level WC, his & hers vanity hand basins with mixer taps and drawers beneath and a shower cubicle with a curved splash screen, home to a Mira electric shower. There is a wall-mounted mirror, a ceiling light point, vinyl style flooring and a radiator. A timber and double-glazed window provides natural light from the front elevation.

### External Details



At the front of the property, a block paved driveway provides off-road parking. Wrought iron access gates give access to the integral garage, which has an up-and-over door, power and lighting and access can be gained to the rear of the property via a timber gate. There is an external light point and a covered entrance porch. At the rear of the property, there is a flagged patio garden, perfect for outdoor entertaining and a feature Koi pond with shrubbery borders.

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A tiered lawned garden area benefits from a wooded backdrop and a lovely southerly aspect, making it a real sun trap. There is a brick built outbuilding incorporating a storage shed and greenhouse, along with plumb and cooking apple trees.

### Tenure

The vendor informs us that the property is leasehold and we await further information.

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Directions

