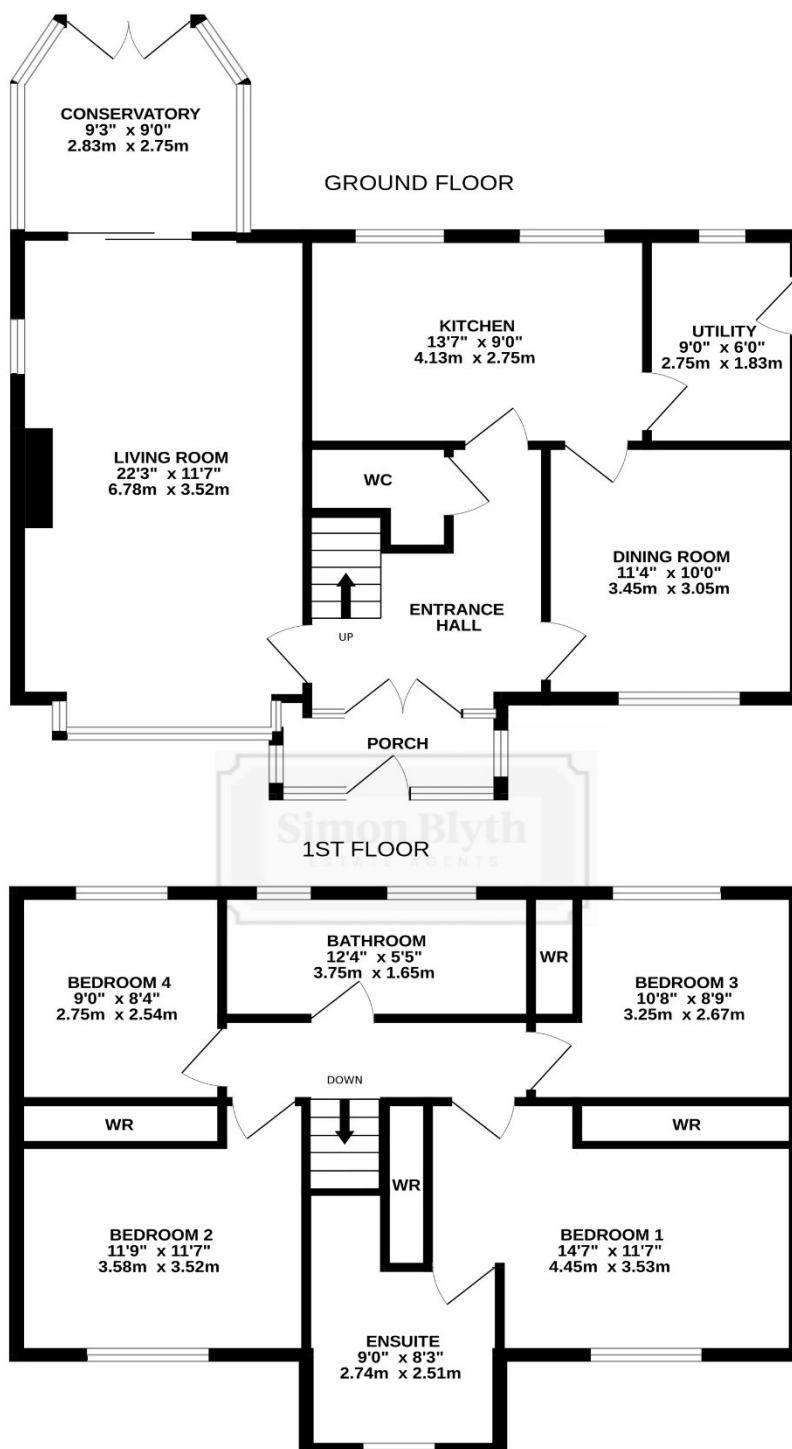




5 Fulneck Close, Fixby, Huddersfield, HD2 2LJ



FULNECK CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A beautifully presented 4 bedroom (master en-suite) double fronted detached family house, situated in one corner of a small cul de sac with four car drive and double garage.

This impressive home is located within a well-regarded residential area close to Huddersfield Golf Club and just a short drive to junction 24 of the M62. The accommodation is served by a gas central heating system, uPVC triple and double glazing, security alarm and CCTV. Briefly comprising to the ground floor entrance porch, hallway, downstairs w/c, living room with conservatory off, dining room, modern fitted breakfast kitchen with integrated appliances and utility room. First floor landing leading to four bedrooms (three with fitted furniture and master en-suite) and family bathroom.

Externally there is a herringbone blocked paved driveway, double garage and low maintenance gardens facing west to the rear.

Offers Around £490,000

GROUND FLOOR

ENTRANCE PORCH

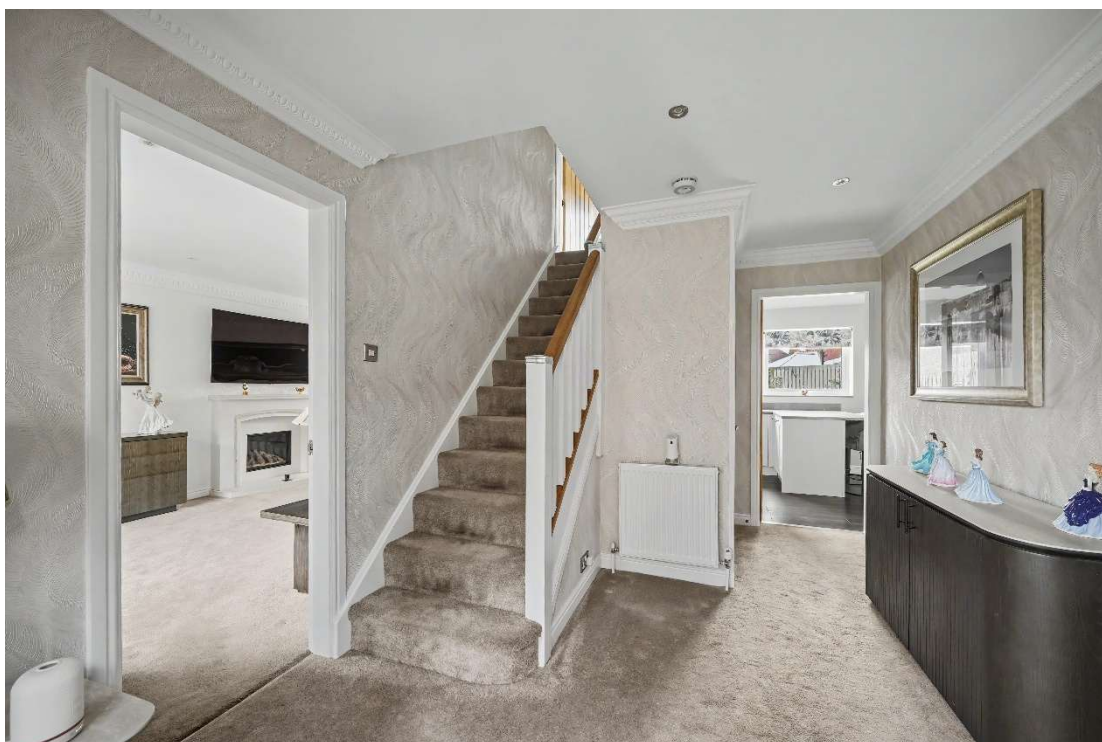
Measurements - 7'7" x 3'5"

This has a composite panelled and frosted double glazed door with frosted double-glazed windows to either side of the door with additional natural light from uPVC triple glazed windows to either side. There is a ceiling light point, ceiling coving and from the porch there are twin oak and glazed doors opening into the entrance hall.

ENTRANCE HALL

Measurements - 13'2" x 9'6"

This has inset LED downlighters, ceiling coving, central heating radiator and to one side a spindled staircase with oak handrail rises to the first floor. From the hallway access can be gained to the following rooms: -



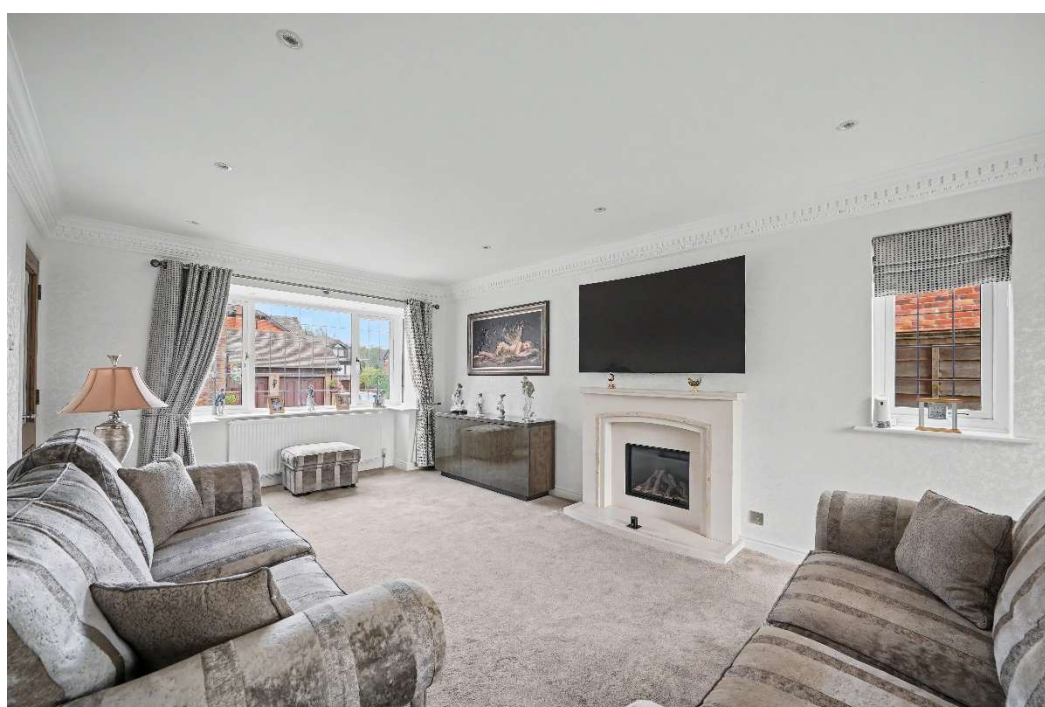
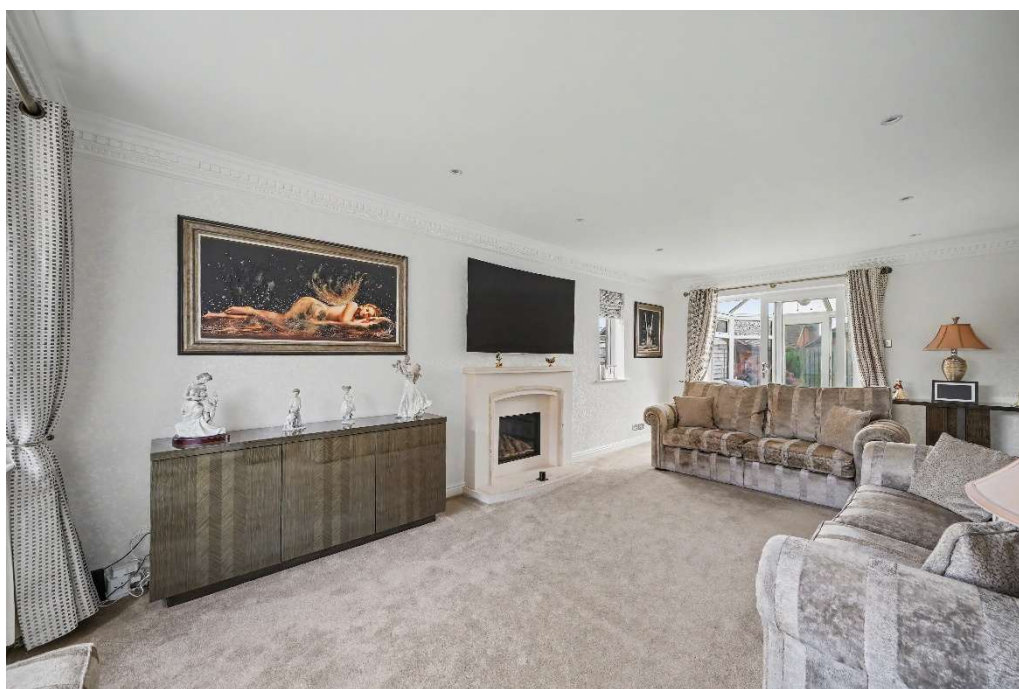
DOWNSTAIRS W.C.

This is approached through an oak door and has inset LED downlighters, floor to ceiling tile effect panelling, chrome ladder style heated towel rail, extractor fan and fitted with a suite comprising vanity unit incorporating handwash basin with chrome monobloc tap and low flush w.c.

LIVING ROOM

Measurements- 22'3" x 11'7"

As the dimensions indicate this is a generously proportioned reception room with lots of natural light from a walk-in bay with uPVC triple glazed windows to the front elevation, uPVC triple glazed window to the side elevation and sliding uPVC double glazed patio doors which provide access to the conservatory. There are inset LED downlighters, ceiling coving, two central heating radiators and as the main focal point of the room there is a feature fireplace with limestone surround and home to a log flame effect remote control gas fire resting on a limestone hearth.



CONSERVATORY

Measurements – 9'3" x 9'0"

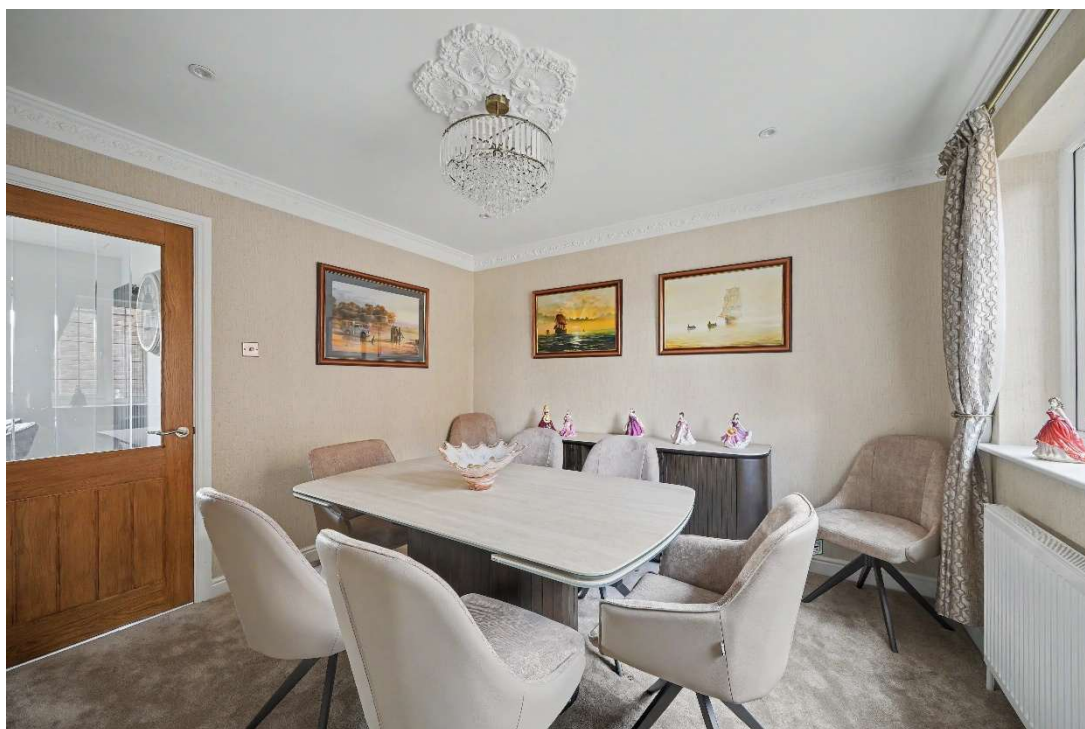
This has uPVC double glazed windows together with French doors and this looks out across a west facing rear garden.



DINING ROOM

Measurements – 11'4" x 10'0"

This is approached from the main entrance hall through an oak and glazed door with a further oak and glazed door opening into the breakfast kitchen. There is a decorative ceiling rose with ceiling light point, inset LED downlighters, ceiling coving, uPVC triple glazed window and central heating radiator.



BREAKFAST KITCHEN

Measurements- 13'7" x 9'0"

This has two uPVC triple glazed windows looking out over the west facing rear garden, there are inset LED downlighters, vertically hung radiator and fitted with a range of dove grey shaker style base and wall cupboards, drawers, contrasting overlying quartz worktops which extend to form a breakfast bar together with matching splashbacks, there is an inset Belfast sink with chrome mixer tap, Neff four ring induction hob with extractor hood over, Bosch electric fan assisted oven, Bosch microwave, Bosch dishwasher and to one side a doorway provides access to the utility room.



UTILITY ROOM

Measurements- 9'0" x 6'0"

With a uPVC triple glazed window looking out over the rear garden, a composite and frosted double glazed door gives access to a pathway to the side, there are inset LED downlighters, cupboard housing a Baxi gas fired central heating boiler and with a fitted worktop with under counter space for washing machine and tumble drier.



FIRST FLOOR

LANDING

With inset LED downlighters, central heating radiator and providing access to the following rooms.

BEDROOM ONE

Measurements- 14'7" measured to wardrobes x 11'7"

A generous double room with uPVC triple glazed windows, there is a ceiling light point, central heating radiator and to two walls there are fitted floor to ceiling part mirror fronted sliding door wardrobes. From the master bedroom there is an oak door opening into the en-suite.



EN-SUITE SHOWER ROOM

Measurements- 9'0" x 8'3"

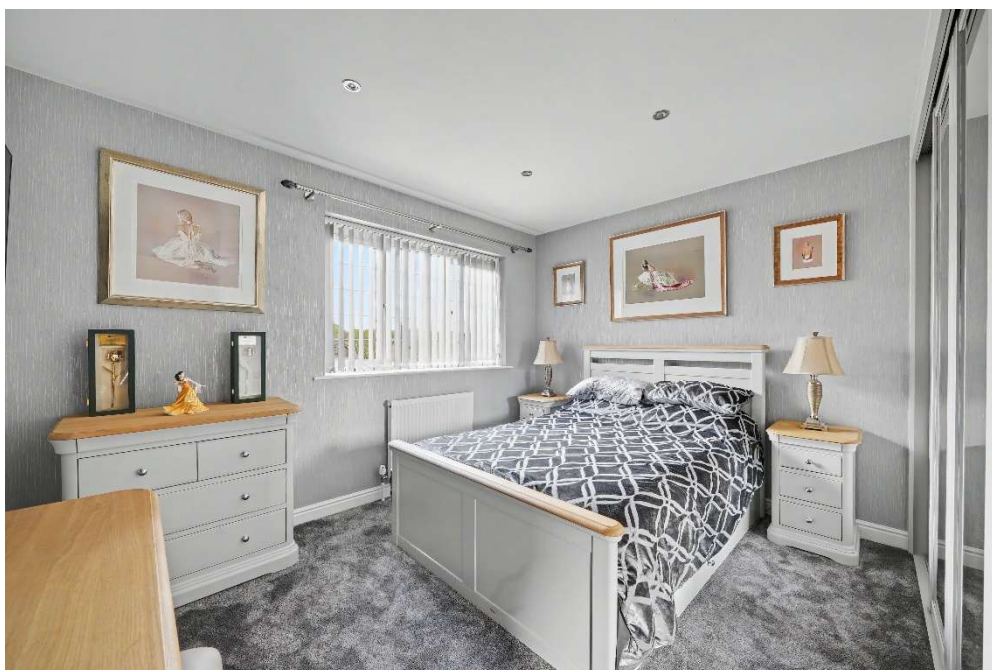
With inset LED downlighters, uPVC frosted triple glazed window, floor to ceiling tile effect panelling, chrome ladder style heated towel rail, useful storage cupboard over the bulkhead and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. with concealed cistern and a corner shower cubicle with chrome shower fitting.



BEDROOM TWO

Measurements- 11'7" x 11'9"

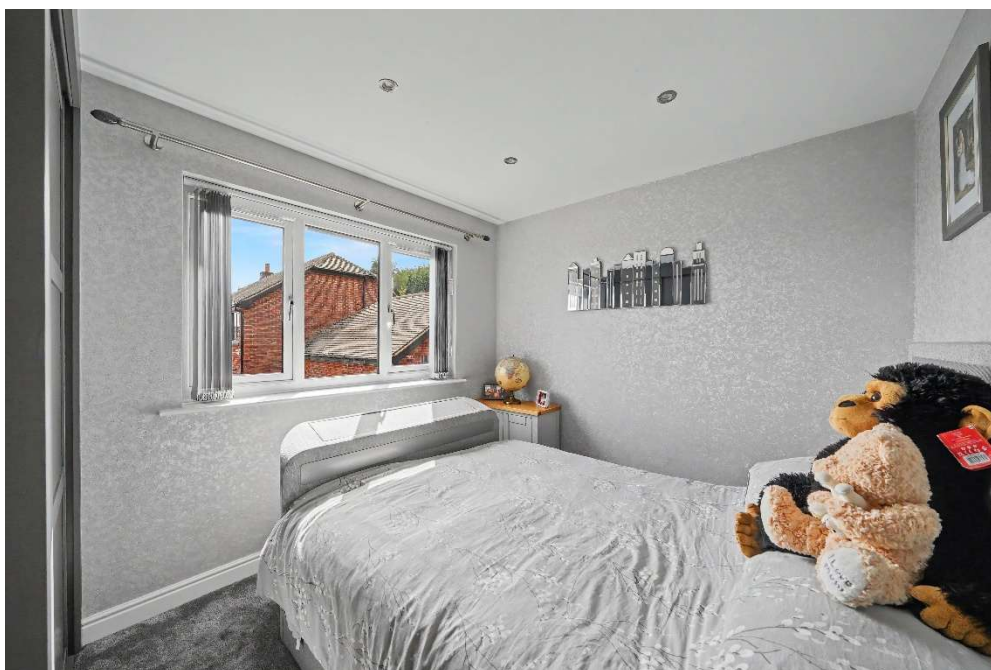
A double room situated adjacent to bedroom one and having uPVC triple glazed windows, there are inset LED downlighters, central heating radiator and fitted floor to ceiling part mirror fronted sliding door wardrobes.



BEDROOM THREE

Measurements- 10'8" x 8'9"

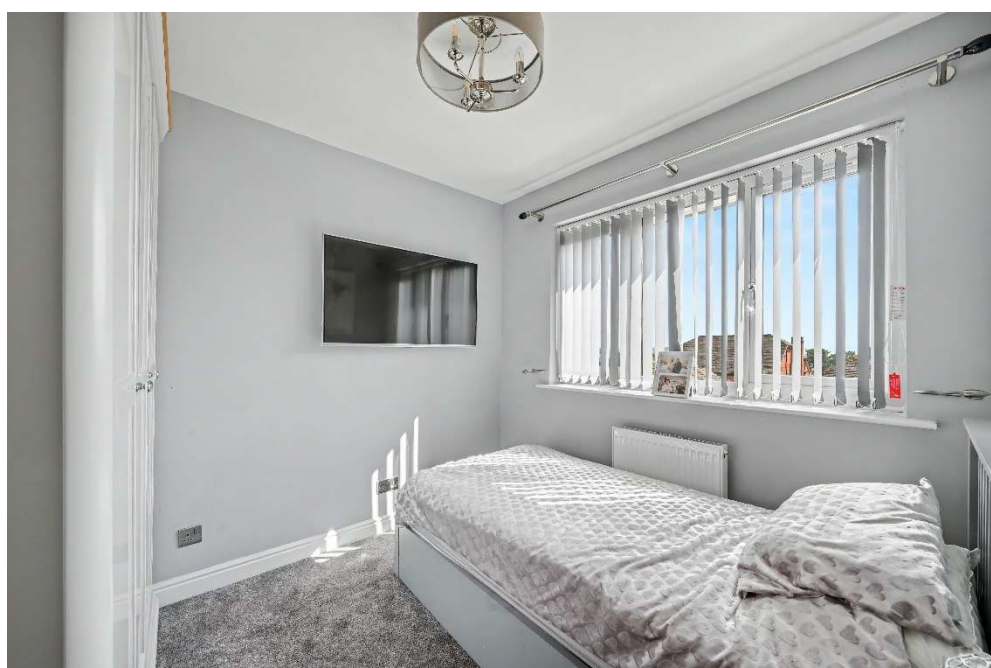
A double room with uPVC triple glazed windows looking out over the rear garden and with lovely far-reaching views over the rooftops, there are inset LED downlighters, central heating radiator and fitted floor to ceiling sliding door wardrobe.



BEDROOM FOUR

Measurements- 9'0" x 8'4"

This has a uPVC triple glazed window looking out over the rear garden and with far reaching views across the rooftops, there is a ceiling light point, loft access with loft ladder, loft part boarded fitted with a lighting and central heating radiator.



FAMILY BATHROOM

Measurements- 12'4" x 5'5"

With two frosted uPVC triple glazed windows, inset LED downlighters, floor to ceiling tile effect panelling, vertically hung radiator incorporating mirror and fitted with a suite comprising panelled bath, vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

To the front of the property there is a herringbone block paved driveway which provides off road parking for four cars and in turn gives access to a detached double garage. At the front of the property there is also an Ohme electric vehicle charging point.

DOUBLE GARAGE

Measurements- 18'2" x 16'9"

Has external double socket power supply. With two up and over doors, courtesy door, alarm, power and light. The garage could also be converted into an office.

GARDENS

To the front of the property there is herringbone block paving together with gravelled area and circular flower bed. There is a herringbone block paved pathway leading down both sides of the house with metal hand gates providing access to a west facing rear garden. The rear garden has an outside cold-water tap, outside power, herringbone block paved patio and shaped astroturf garden together with planted flowers and shrubs to the borders. Planning permission has also been granted to build an extension to the rear of the property.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system with Hive

Glazing- The property has majority triple glazing

Alarm- The property is fitted with a security alarm and CCTV

Property tenure – Leasehold for the remainder of 999-years from the 31/07/1989 with an annual ground rent of £65 payable to Thornhill Estates.

Directions- Using satellite navigation enter the postcode HD2 2LJ

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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