



Cote View | Fixby | Huddersfield | HD2 2GR

Asking price £445,000



SHERIDAN  
BAILEY  
PROPERTY

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Executive style 4 bed detached family home situated on a popular residential development in the sought after area of Fixby. Built by Harron Homes this "TONBRIDGE" style property offers both space and luxury finishes.

The property briefly comprises, entrance hall with LVT flooring to all ground floor living with the exception of the Living Room. Living Room, modern Kitchen / Dining, Utility and Ground Floor WC. On the first floor there are 4 double bedrooms including Master ensuite and house bathroom. Externally there is a single integral garage and block paved double driveway with gardens to both front and rear with patio areas for garden furniture and outdoor entertaining.

- 4 double bedroom detached property
- Spacious and modern Kitchen/Dining Space.
- Built by Harron Homes "TONBRIDGE" style
- Well proportioned property throughout.

**Entrance Hall**

Front door opens into spacious and welcoming Entrance Hall with LVT flooring. Staircase to first floor landing.

**Living Room**

10'7 x 17'3 (3.23m x 5.26m)

Double glass panelled doors from Hallway lead into a good sized family Living Room with bay window. Ample room for sofas and occasional living room furniture.





### Kitchen / Dining

21'7 x 13'9 (6.58m x 4.19m)

Fantastic family Kitchen / Dining space, perfect for daily family living and entertaining alike. Range of contemporary matching wall and base units with contrasting light grey marble effect worktops over. Integrated appliances include, fridge/freezer, dishwasher, , single electric oven, 4 hob gas burner, with stainless steel extractor over. 1.5 stainless steel sink and drainer with mixer tap over. LVT flooring throughout. Plenty of work preparation and storage space. The Dining area and comfortably accommodate dining table and chairs for up to 6 people. French Doors from the Dining area lead out to patio. Archway through to Utility.

### Utility

5'11 x 4'10 (1.80m x 1.47m)

Utility room with rear access door to garden. LVT flooring. Plumbing for washing machine. Base cupboard units and worktops over. Door to WC

### Downstairs WC

Useful downstairs WC off Utility comprising, low level WC, corner vanity wash handbasin. LVT flooring. Partially tiled.

### Staircase to first floor landing

### Master Bedroom Ensuite

10'6 x 10'3 (3.20m x 3.12m)

Spacious Master Bedroom with dressing space with fitted Hammonds mirrored wardrobes. Window to rear elevation. Lovely tranquil space. Ensuite comprises, double shower, low level WC, wash handbasin, frosted window to side elevation.

### Bedroom 2

10'6 x 15'2 (3.20m x 4.62m)

Good sized double bedroom with window to rear elevation.

### Bedroom 3

10'6 x 11'2 (3.20m x 3.40m)

Another good sized double bedroom, with window to front elevation

### Bedroom 4

10'6 x 11'1 (3.20m x 3.38m)

Good sized double bedroom with window to front elevation

### Bathroom

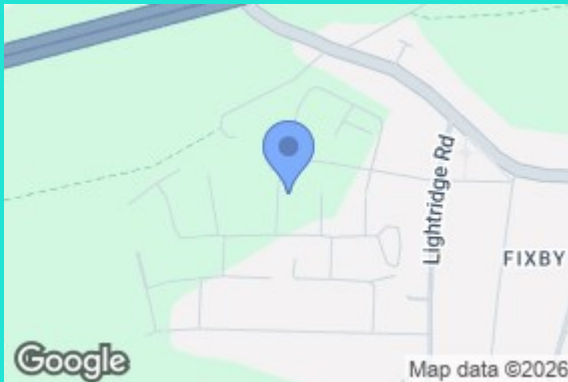
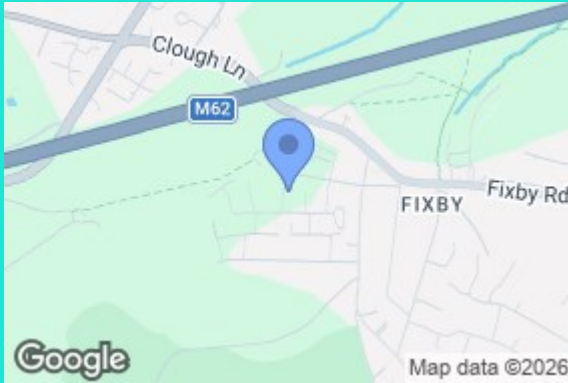
Family Bathroom partially tiled and comprising, single separate shower cubicle, panelled bath, low level WC, wash handbasin, frosted window to rear elevation

### Outside Areas

Situated in a lovely position with good space and green areas beyond the property. The property benefits from a single integral garage with an up and over door and lighting as well as a block paved double driveway. There is gated side access to the rear of the property with a flagged pathway.

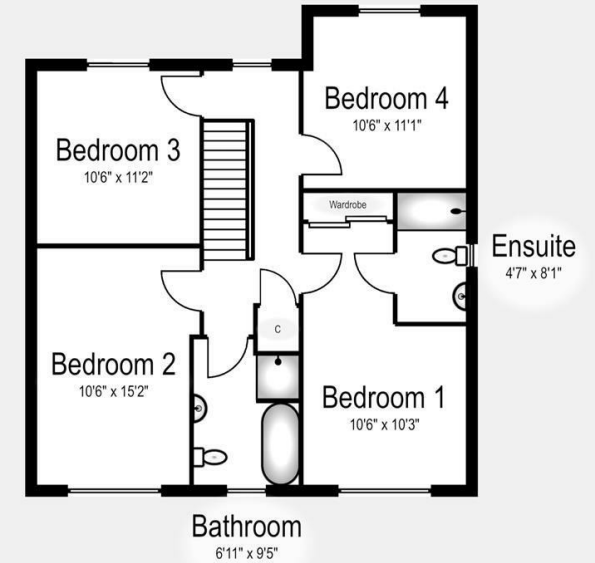
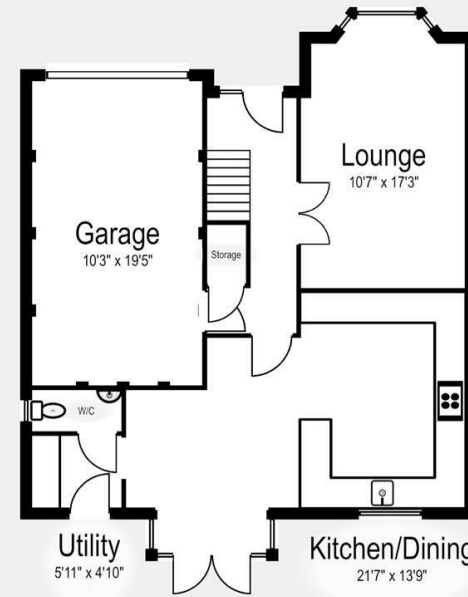
To the rear there a two flagged patio areas and the garden space is predominately laid to lawn.





Front Ground

1st Floor



HD6 3QN  
Internal - 1539ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			92
(91-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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