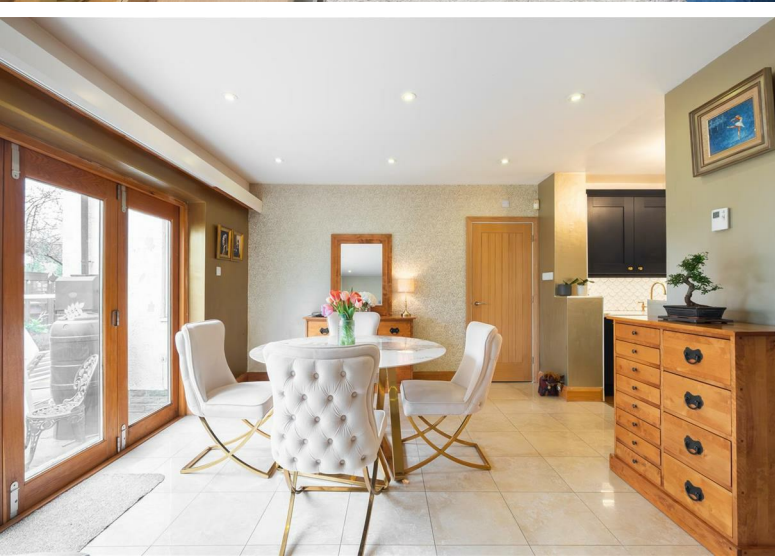




22 Fixby Road, Fixby, Huddersfield, HD2 2JN



SHERIDAN
BAILEY
PROPERTY



Looking for a property with space for multi-generational living whilst maintaining independence and privacy? This 1930's extended 4 bed detached home offers a 1 bed self contained annexe, perfect for teenagers, young adults living at home or older relatives.

The property itself offers exceptional flexible accommodation space throughout, and the real feature is the heart of the home, the contemporary styled, luxury kitchen leading into open plan dining and living space.

The property briefly comprises - Entrance Hall, Separate Living Room, fabulous Kitchen, open plan into Dining Area and further reception room with bi-folds to garden and patio, Utility, and WC. On the first floor, 3 Double Bedrooms, (one ensuite), a Single Bedroom, Study, WC, and family bathroom. All bathrooms have underfloor heating The annexe has its own external door to the front the property and comprises, Living Room, Kitchen/Dining. On the first floor beautiful double bedroom with walk-in wardrobe and ensuite.

Offers in excess of £625,000





Entrance Hall

Welcoming Entrance Hall with Amtico flooring. Space for cloaks, understairs store and staircase off the first floor landing.

Main Living Room

Spacious and light Living Room with large window to front elevation. Ample space here for sofas and living room furniture. A lovely quiet space away from the bustle of family living. Wooden fire surround with black marble back and hearth with inset gas fire. Built in contemporary shelving to one wall.

Kitchen

Fabulously styled contemporary Kitchen with dark blue Shaker style wall and base units and striking marble effect quartz worktops over, all enhanced by Amtico herringbone flooring. This Kitchen is a perfect space for entertaining or daily family life as it is open plan and leads to a beautifully presented dining area and further reception area across the rear of the property.

The Kitchen includes integrated dishwasher. Housing for 7 gas hob range cooker with black extractor fan over, plus housing for American style fridge freezer. Belfast sink and drainer with mixer taps over with tiled splashbacks. Contemporary upright radiator. This Kitchen boasts ample storage space and work preparation space as well as a separate Pantry/ Food Store off. Open Plan leads into Dining Area.

Dining Area / 2nd Reception Room

The Kitchen leads into a fantastic dining space / 2nd reception room which the future owner can utilise in many ways. Maybe a long dining table and chairs for up to 10-12 people, or a 4-6 seater setting leaving space for an additional lounge/family room area as currently arranged. This room benefits from underfloor heating. Bifold doors across this room open up onto patio and rear garden.

Utility

Good sized partially tiled Utility comprising range of wall and base units, stainless steel sink and drainer with mixer taps over. Plumbing for washing machine, dryer and further space for dishwasher if required. Tiled flooring leading to integral door to garage. Access to self contained annexe.

WC

Useful ground floor WC off Utility. Low level WC, vanity wash handbasin and frosted window.

Staircase to 1st floor landing

Landing

Good sized Landing and loft access



Master Bedroom Ensuite

Generously sized Master Bedroom, filled with natural light from the large window to rear garden views and VELUX Skylight. A peaceful space with room for seating area. Ample wardrobe space.

Ensuite is fully tiled and comprises, double shower with rainfall shower head, low level WC, wash handbasin and heated towel rail. Frosted window to side elevation.

Bedroom 2

Double Bedroom with window to side elevation. Step down to Study

Bedroom 3

Another generously sized double bedroom again with window to rear garden views and VELUX skylight. Lots of storage space.

Study

Step down from Bedroom 3 to a surprise Study/Home Office.

Bedroom 4

Single bedroom with window to front of property. Currently used as a Home Office.

WC

Separate WC off landing with tiled floor and vanity wash handbasin.

Family Bathroom

Generously sized fully tiled Family Bathroom with Jacuzzi bath, double shower with rainfall shower head, low level WC, vanity mounted wash handbasin with cupboard under. Frosted window to side elevation.

1 Bed Self Contained Annexe

Living Room

The self contained annexe is at the rear of the property with garden views and is accessed from the Utility from the main residence. Externally the annexe has a private entrance/front door at the front of the property so totally privacy/independence is assured.

The Living Room is a good size space, lovely and light with patio doors leading to patio area and rear gardens. There is also a useful store cupboard off. Archway to Kitchen

Kitchen/Dining

Kitchen comprises a range of matching wall and base units with worktops over and tiled splashbacks. Integrated appliances include single electric oven and 4 burner gas hob with extractor over. Plenty of space for a 2-4 seater dining table and chairs. Door to front of property permitting private access separate from main house.







Staircase up to Bedroom

Staircase leads into a generously sized double bedroom with large window to rear garden views. Another tranquil space with plenty of natural light, a real haven!

Bathroom

Bathroom off Bedroom, fully tiled with single shower cubicle, low level WC, bidet, vanity mounted wash handbasin with storage under. Heated towel rail and frosted window

Walk in Wardrobe / Storage

Door of main bedroom suitable for Dressing Room, walk in wardrobe and additional storage.

Annexe operates off a separate boiler

Outside Space

The property is a mature detached property set back off Fixby Road. Tarmac driveway providing ample private parking for 4/5 vehicles plus remote control access to single, insulated integral garage. The property is well screened to front and side with mature trees and hedges. Step up to front door.

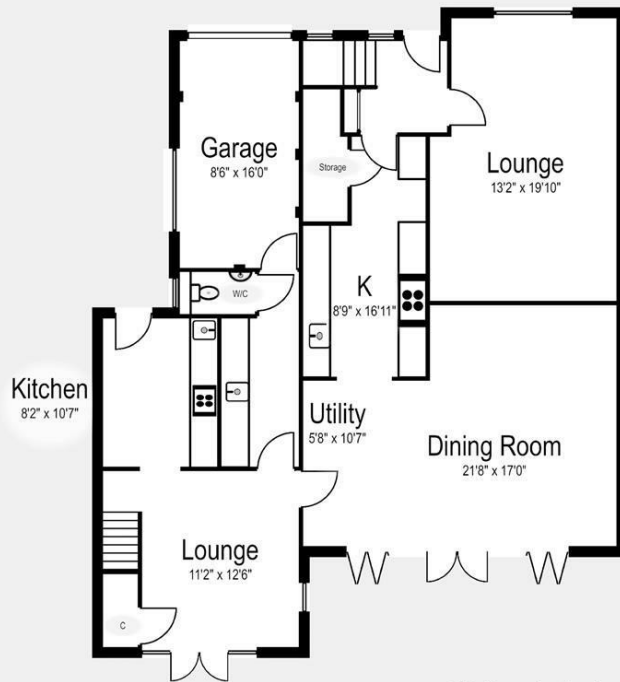
To the rear the garden is sizeable, offering two patio seating areas. One immediately outside the bi-fold doors to the rear of the property with flagged stones, and a further gravelled area at the rear of the garden, perfect for summer evenings with ample space for garden furniture and BBQ. Current owners have greenhouse and planting areas with raised beds plus good size garden shed. The property is well screened to the rear with mature trees, shrubs and borders.





Front Ground

1st Floor



HD2 2JN
Internal - 2563ft2

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		
(92 plus) A		
(81-91) B		
(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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