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31 Francis View, Fixby, Huddersfield, HD2 2GP

£400,000

A beautifully presented four-bedroom detached family home, ideally positioned on Francis View in the sought-after area of Fixby. Offering modern and stylish accommodation throughout, the property provides excellent family living space together with the added benefit of a converted garage, creating a versatile additional reception,
room, bar, home office or playroom. Externally, the property benefits from private gardens and off-road parking, making this an excellent modern family home in a popular residential location.

8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
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Entrance Hall
A welcoming entrance hall with carpeted flooring and stairs rising to the first floor. Doors lead through to the living room and the impressive open-plan kitchen and dining room.

Living Room
A beautifully presented reception room featuring carpeted flooring and a bespoke fitted media unit with an attractive artificial fire and integrated LED lighting. A double-glazed window overlooks the front of the property, while glazed double doors open through to the kitchen and dining room, creating an excellent flow between the principal living spaces.

Kitchen & Dining Room
A fantastic contemporary space with vinyl flooring and a comprehensive fitted kitchen incorporating a range of wall and floor-mounted storage units with contrasting work surfaces. Integrated appliances include a dishwasher and oven, together with a gas hob, stainless steel splashback and extractor hood. Double-glazed windows overlook the rear garden, while double-glazed French doors open directly onto the rear terrace and garden. A walkway provides access to the utility room.

Utility Room
A useful and practical utility room with vinyl flooring, space and plumbing for a washing machine, wall-mounted scaffold-style shelving and a useful storage cupboard. Doors lead to the downstairs WC and directly out to the rear garden.

Downstairs WC
Fitted with a low-level flush WC, corner wash hand basin and extractor fan.

Reception Room / Bar
A fantastic additional reception room offering considerable versatility and currently arranged as a stylish home bar. The room features bespoke cabinetry, display shelving and a bespoke fitted bar area, together with warm-mounted radiators and attractive wooden wall panelling. There is ample space for seating, a front-facing window, wood-effect flooring and LED spotlights. The room would make an excellent entertaining space, family room, games room or additional lounge. The bespoke bar is further equipped with a drinks fridge.

First Floor Landing
The first-floor landing features attractive wooden wall panelling and provides access to all bedrooms and the family bathroom. There is also a loft hatch providing access to the roof space.

Principal Bedroom
A spacious principal bedroom featuring a decorative wood-panelled feature wall, newly fitted carpet and a UPVC double-glazed window overlooking the front of the property. A door leads through to the en-suite shower room.

En-Suite
A modern en-suite featuring tiled flooring and a generous walk-in shower cubicle with contemporary shower door and wall-mounted thermostat controls. There is also a frosted double-glazed window, low-level flush WC, pedestal wash hand basin and high-powered extractor fan.

Bedroom Two
A well-proportioned double bedroom with carpeted flooring, fitted wardrobes and a double-glazed window overlooking the front of the property.

Bedroom Three
Another good-sized double bedroom with carpeted flooring and a double-glazed window overlooking the rear garden.

Directions

Viewings

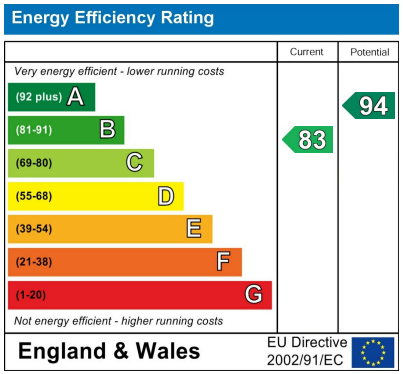
Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

A

EPC Rating:

B



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