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Finest
A Collection of Yorkshire's Finest Homes

Fixby Lodge, Lightridge Road
Huddersfield



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£985,000

OUR BEAUTIFULLY FULLY DETACHED FAMILY HOMES SITS IN A UNIQUE LOCATION CLOSE TO FIXBY HALL. SITTING IN WONDERFULLY SPACIOUS LANDSCAPED GARDENS WITH ASSURED PRIVACY, THE 4 BEDROOM HOME IS APPROACHED VIA A SWEEPING DRIVEWAY AND ENJOYS THE BENEFITS OF A SOUTH FACING ELEVATION. PRESENTED TO A HIGH SPECIFICATION INTERNALLY, THE PROPERTY HAS 3 RECEPTION ROOMS AND A LARGE FAMILY KITCHEN.

Rarely does a property come to the market with such unique qualities as Fixby Lodge. A truly exceptional family home with magnificent kerb side appeal. Located beyond the main entrance to Huddersfield Gold Club sitting in its own private grounds, it provides new owners exceptional privacy, set well back from Lightridge Road.

Extended into the garage to create a home office/gymnasium, the property does have scope to build a separate detached garage if so desired (STPP) There is a vast amount of car parking spaces available and again additional potential to add a garden room extension.

The main entrance leads you into an elegant entrance hall with double doors that will take you out to the gardens. Extended to include a new family kitchen with master bedroom above, you instantly admire the sense of space and natural light throughout.



The sitting room has graceful style and a wonderful bay window with bespoke built window seats. With decorative coving and spacious layout, the room fits large family seating around the feature fireplace. A further reception room currently holds the 10 seater dining table and chairs. With two Georgian styled sash windows framing the gardens, the room has distinctive architecture in the form of alcoves that have been tailored to include shelving and cabinets.

The large family kitchen is highly contemporary and of the finest quality. With a large L shaped orientation, the room has space for a dining table and at the opposing side, casual family seating to bring all the family together. With strength and durability, the quartz work surface is custom made with a deep surface that offers a timeless appearance. The bespoke built German kitchen has a vast array of cabinets and an arrangement of Miele products that includes a 4 ring induction hob, steamer, double oven and microwave. A Fisher and Paykel dishwasher, useful FRANKE prep sink and further composite 1 1/2 sink will all be retained with the property.

To provide useful cloaks and boot storage, the owners have had designed a cloaks cupboard and a pantry store, in addition to the customized roller shutter display cabinet. The room is installed with under floor heating which runs through into the utility room which is in proximity to the kitchen.

The utility has a good range of cabinets and space for a washing machine and tumble dryer. With a stainless steel sink and swan neck mixer tap, a door leads out to the side elevation, ideal when carrying out laundry duties.

The garage has been extended into which now offers new owners versatility to create a ground floor bedroom for multi generational living if so desired. With stud walling, the room could also be converted back into a garage if that suited the owners needs better.

With a ground floor cloakroom, you then reach the first floor landing via a half turn staircase. Leading to 4 bedrooms, the landing is very spacious as the accompanying floor plan will demonstrate.

The layout offers options to which preference you would take as the master suite. To each opposing end, the property offers two large beautiful bedrooms with ensuite provisions. The extension above the kitchen also has a lovely walk in wardrobe with both tall and short hanging.

The further two bedrooms, both looking toward the south facing elevation have use of the bathroom, with modern style, the room comprises of a bath tub with hand held shower and side mixer taps, double walk in shower with both fixed and free shower heads, Hidra counter top wash basin and Hidra w.c.

The ensuite above the garage has another double walk in shower, wall hung wash basin with drawer unit and back to wall toilet. In monochrome style with sparkle detailing, the room further includes a lighted vanity mirror.

The last remaining ensuite does not sit within the large bedroom but has all the sense of ensuite provisions given its layout and position within the property. With a Mediterranean edge that includes travertine tiling, this handsome room has a step in shower, large bath tub with mixer controls, dual counter top wash basins, Laufen close coupled w.c and oversized mirror. With ambient lighting, this is a fabulous space to unwind after a busy day.



EXTERIOR

Fixby Lodge sits in stunning grounds that connect well with the property with an array of patio doors and other such exits out of the home.

With a tree lined border that offers privacy, the home sits behind a high stone wall off Lightridge Road.

South facing, the owners have created a large patio for spacious garden furniture to sit and enjoy the surroundings and flowing out from the kitchen, this further enhances the scope for al fresco dining and entertaining.

A tarmac driveway sweeps into the grounds behind a large timber traditional field gate. Producing plenty of space for parking and comfortable turning, Fixby Lodge is assured as a great family home.

Though the garage is now converted internally into a gymnasium and home office, externally the appearance has been retained so that if new owners wish to convert back, the possibility to do so would be feasible.

The gardens produce an array of colour, with established foliage and displays and a large well maintained lawn, children and pets will have the best adventures!

NB: The property sits within the entrance of Huddersfield Gold Club. Fixby Lodge is a privately owned family home set within its own large gardens but is bordered by land under a tenancy agreement with the Golf Club.

LOCATION

Conveniently located close to the market town of Brighouse and a five minute drive from Huddersfield, well regarded schooling and local amenities, Fixby is a desirable location ideal for growing families. Benefiting from close proximity to motorway links, the property is set in a quiet residential location.

Huddersfield Grammar School is gained in under 5 miles and Queen Elizabeth Grammar School is around 20 miles from the property.

A desirable location, betwixt two fabulous golf courses, Fixby is a well known address for its family homes in which ours resides.

A large supermarket and popular farm shop are within comfortable distance from the residence whilst further a field, the ideal positioning of Fixby takes you to Halifax in only ten minutes.

Huddersfield is equipped with a popular train station which provides trains between Manchester and Liverpool in the North West and Newcastle and Middlesbrough in the North East and also to York, Scarborough and Hull via Leeds.

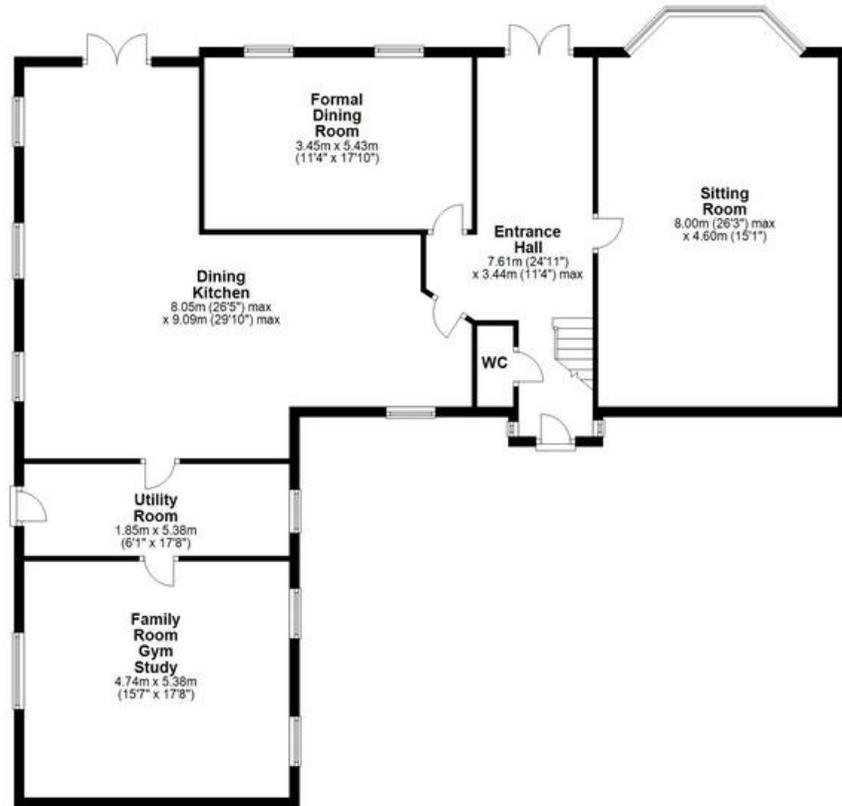
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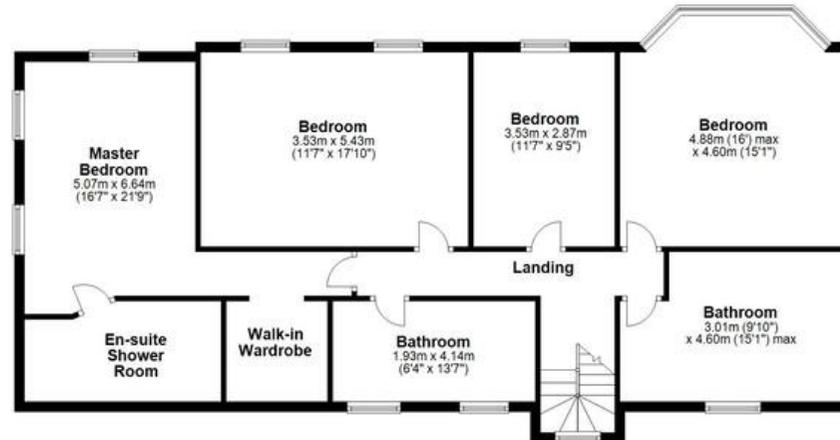
Ground Floor

Approx. 159.0 sq. metres (1711.0 sq. feet)



First Floor

Approx. 115.3 sq. metres (1241.1 sq. feet)



Total area: approx. 274.3 sq. metres (2952.1 sq. feet)





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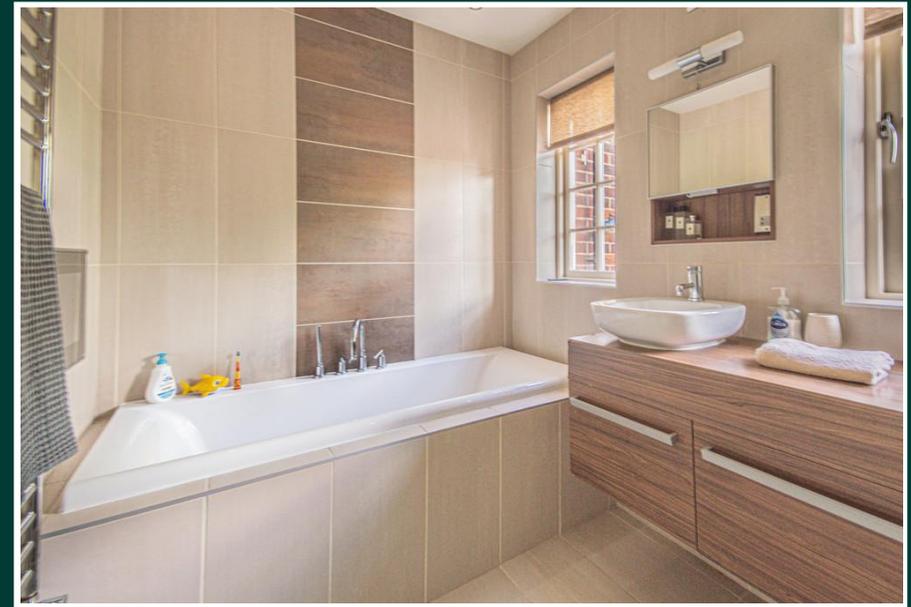




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AGENT NOTES

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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