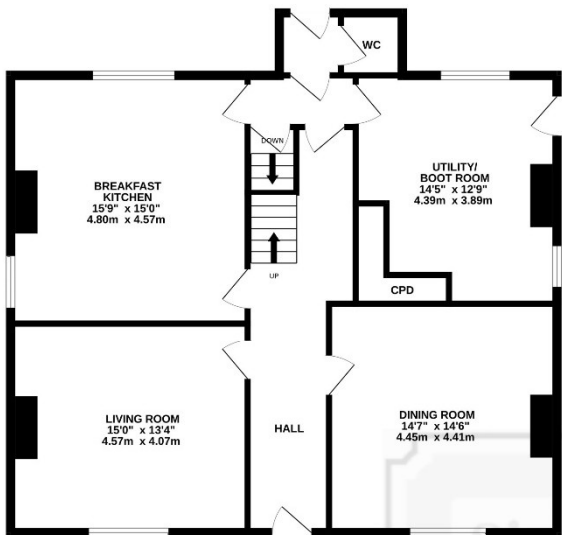


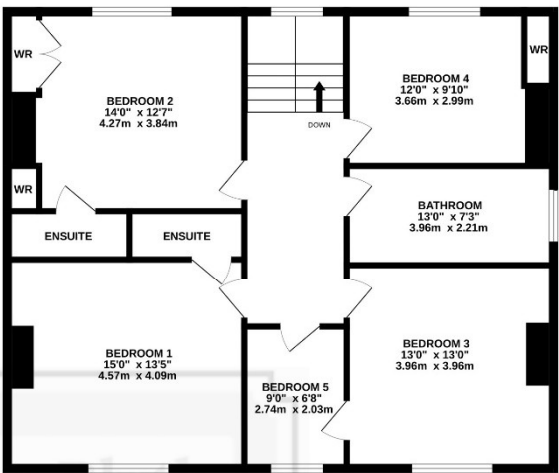


Fixby House, 2 Spinneyfield, Fixby, HD2 2HX

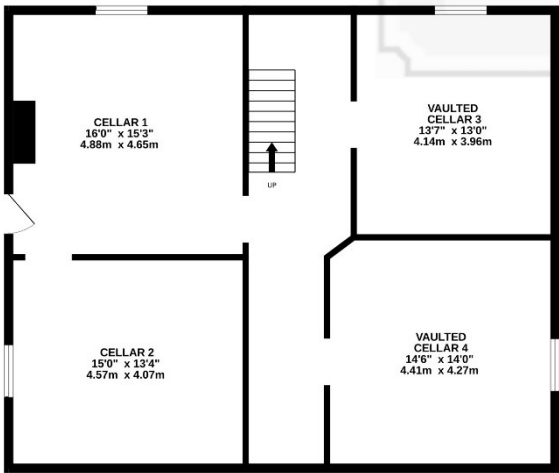
GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR



SPINNEYFIELD

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

Fixby House is an elegant grade 2 listed double fronted detached residence (circa 1854) constructed in hammer dressed stone beneath a Welsh slate hipped roof and standing in gated well screened grounds of circa 0.4 of an acre within a Cul de sac.

This imposing home is very symmetrical in its design with multi pane sliding sash window (some with boxed panelled shutters), gas central heating, alarm and wired for CCTV. A central hallway leads to two reception rooms at the front with a stylish modern fitted dual aspect breakfast kitchen, boot room/utility, rear porch and

w/c at the rear. The basement spans the footprint of the house with four generous cellars two of which are barrel vaulted. At first floor level the landing provides access to five bedrooms (four double and two ensuite) and family bathroom.

Externally there is a gated entrance, both vehicular and pedestrian along with a wide gravel driveway and parking area. Well screened established gardens are laid out to four sides affording privacy with a lovely flagged patio in the far-right hand corner with views over adjoining woodland.

There is lapsed planning permission for a single storey glass extension of approx 41.6 square meters and alterations along with extension of the drive, erection of fence and gates, the latter, drive, fence and gates have been completed. The planning permission along with supporting documents can be viewed on Kirklees planning portal quoting ref 2014/62/92310/W.

GROUND FLOOR

ENTRANCE HALL

Measurements – 27'5" x 6'9"

This has a six-panel timber entrance door with timber and glazed window above which provides natural light to the hallway along with a further window to the $\frac{3}{4}$ landing. There are two ceiling light points, ceiling coving, feature arch just below the staircase, beech flooring which continues through into both living room and dining room, deep skirting boards, column radiator and vertically hung column style radiator. At the far end of the hallway a spindled return staircase rises to the first floor.



LIVING ROOM

Measurements – 15'0" x 13'4"

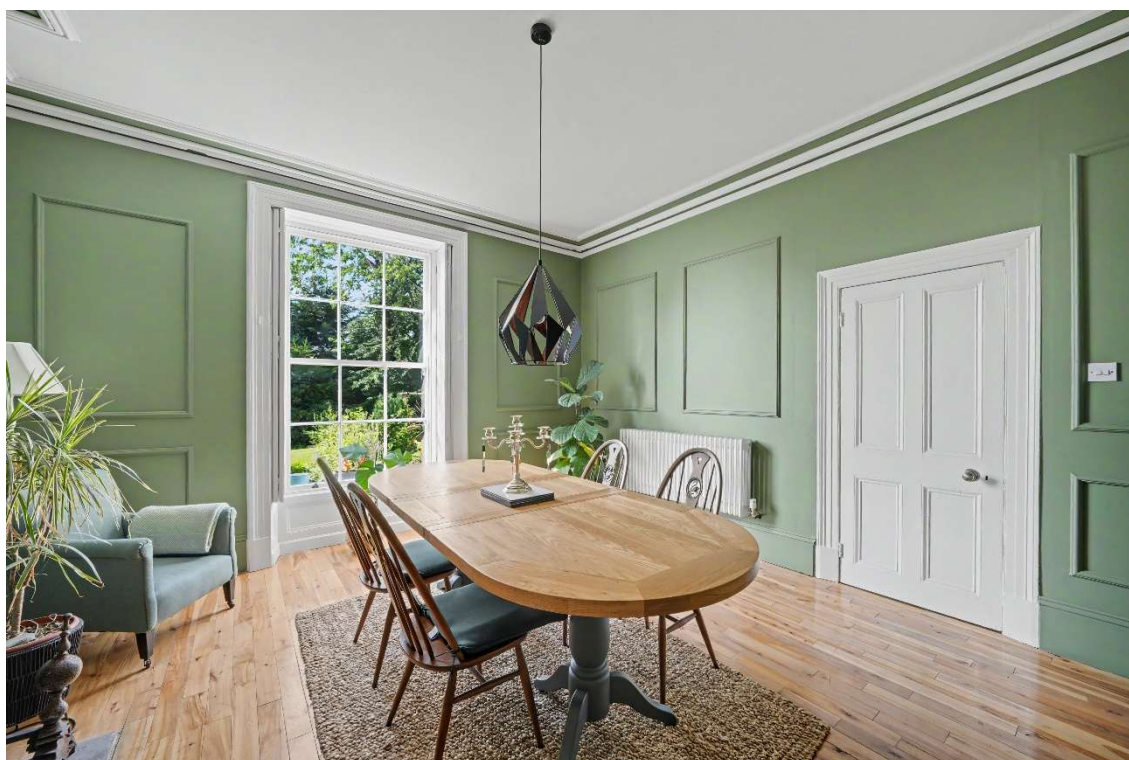
With a large timber and multi-pane sash window looking out over the front garden and providing plenty of natural light, there are fitted shutters, ceiling coving, ceiling light point, two wall light points, deep skirting boards, beech flooring, column radiator and as the main focal point of the room housed within the chimney breast there is a Dunsley multifuel stove which rests on a stone flagged hearth.



DINING ROOM

Measurements – 14'7" x 14'6"

A good sized second reception room which once again has a timber and multi pane sash window with working shutters enjoying a similar aspect of that of the living room. There is a ceiling light point, ceiling coving, feature panelled walls along with deep skirting boards, beech flooring, column radiator and as the main focal point of the room there is a chimney breast with a decorative recess, oak mantle and stone flagged hearth.



BREAKFAST KITCHEN

Measurements – 15'9" x 15'0"

This is situated to the rear of the living room and has a multi pane sash window with working shutters enjoying a pleasant aspect over the rear garden with additional natural light from a multi pane timber and glazed window to the side elevation. There are three ceiling light points, tiled flooring, column radiator and fitted with a range of stylish modern cherry fronted base and wall cupboards, drawers, pan drawers and these are complimented by chrome handles with overlying quartz worktops with matching splashbacks, there are glazed display cupboards, large fitted mirror, large inset Foster stainless steel sink with extending chrome monobloc tap, Fisher and Paykel American style fridge freezer, integrated microwave, integrated Miele dishwasher and U-shaped island unit with cupboards, drawers, overlying quartz worktops which extend to form a breakfast bar and incorporating a five ring stainless steel Foster gas hob with pop up extractor fan and Neff stainless steel electric fan assisted oven. From the kitchen a door gives access to a rear lobby which has beech flooring, timber panelled door leading to a rear porch, a door opening into the boot room, a door giving access to the hallway and adjacent to this a door opens onto stone steps which lead to the basement.



UTILITY/BOOT ROOM

Measurements – 14'5" x 12'9"

This has a timber multi pane sash window with working shutters looking out over the rear garden, there is a further timber and glazed sash window to the side elevation as well as a door giving access to the side and rear garden. This room features the original fitted cupboards, stone flagged floor, column style vertically hung radiator, chimney breast and decorative stone fireplace, worktop and under counter space for washing machine, tumble dryer and dishwasher.



REAR PORCH WITH DOWNSTAIRS WITH W.C.

BASEMENT

From the rear lobby stone steps lead down to a hallway with stone flagged floor, central heating radiator, wall mounted Vaillant gas fired central heating boiler and with hot water storage cylinder beneath the stairs. From here access can be gained to the following: -

CELLAR ONE

Measurements- 16'0" x 15'3"

With a timber and multi pane sash window, to one side there is a timber panelled and glazed door, stone flagged floor, central heating radiator, stone table with adjacent stone sink and as the main focal point of the room there is a stone chimney breast with inset cast iron range. From this cellar a doorway gives access to cellar two.



CELLAR TWO

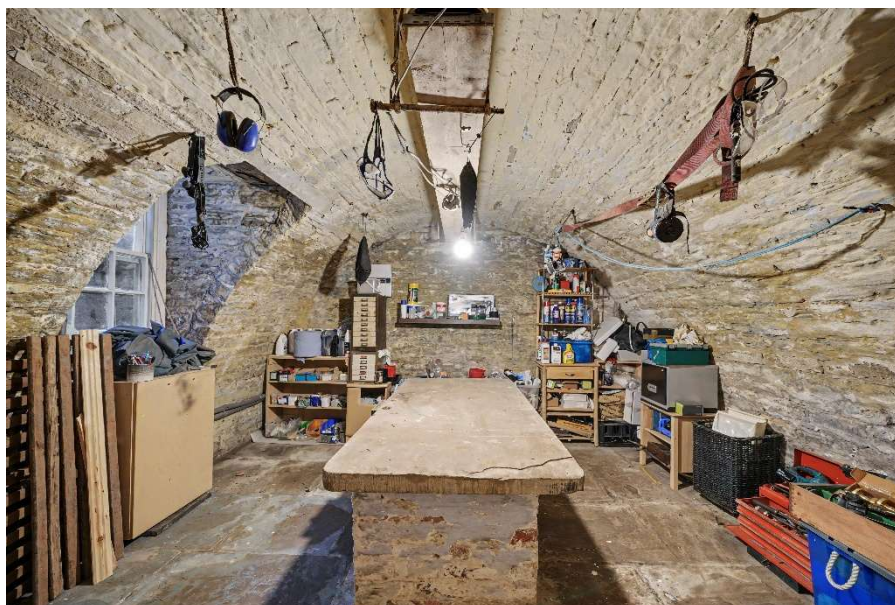
Measurements- 15'0" x 13'4"

This has a stone flagged floor and a timber and multi pane sash window.

VAULTED CELLAR THREE

Measurements- 13'0" x 13'7"

With a timber and multi pane sash window, stone flagged floor, central heating radiator and a central stone table.



VAULTED CELLAR FOUR

Measurements – 14'6" x 14'0"

With a timber and multi pane sash window, central heating radiator, stone flagged floor and central stone table. It should be noted that these rooms have good head height and offer the potential for additional living space subject to consent.

FIRST FLOOR

THREE QUARTER LANDING

With a large feature arched timber and glazed window which fills both the main landing and hallway with natural light as well as enjoying a pleasant aspect over the rear garden. The main landing has two ceiling light points, ceiling coving, deep skirting boards, vertically hung column radiator and from here access can be gained to the following rooms: -



BEDROOM ONE

Measurements – 15'0" x 13'5"

A double room with a timber and multi pane sash window looking out over the front garden, there is a ceiling light point, vertically hung column radiator, chimney breast with inset decorative cast iron fireplace and to one side a timber and frosted glazed door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 7'3" x 2'5"

With floor to ceiling tiled walls to three elevations and the fourth having easy clean panelling, there is a ceiling light point, extractor fan, laminate flooring, chrome ladder style heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and shower cubicle with bi-fold door and chrome shower fitting incorporating fixed shower rose and separate hand spray.

BEDROOM TWO

Measurements – 14'0" x 12'7"

A double room situated to the rear of the property and having a timber and multi pane sash window, there is a ceiling light point, vertically hung column radiator, chimney breast with surround and decorative cast iron inset and to either side of the chimney breast there are fitted cupboards, wardrobes and drawers. To one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 7'3" x 2'5"

With floor to ceiling tiled walls, ceiling light point, extractor fan, chrome ladder style heated towel rail, laminate flooring and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and shower cubicle with bi-fold door and chrome shower fitting with fixed shower rose.

BEDROOM THREE

Measurements – 13'0" x 13'0"

A double room with a timber and mutli pane sash window looking out over the front garden, there is an interconnecting door to bedroom five, ceiling light point, vertically hung column style radiator and as the main focal point of the room there is a fireplace with surround and decorative cast iron inset.



BEDROOM FOUR

Measurements – 12'0" x 9'10"

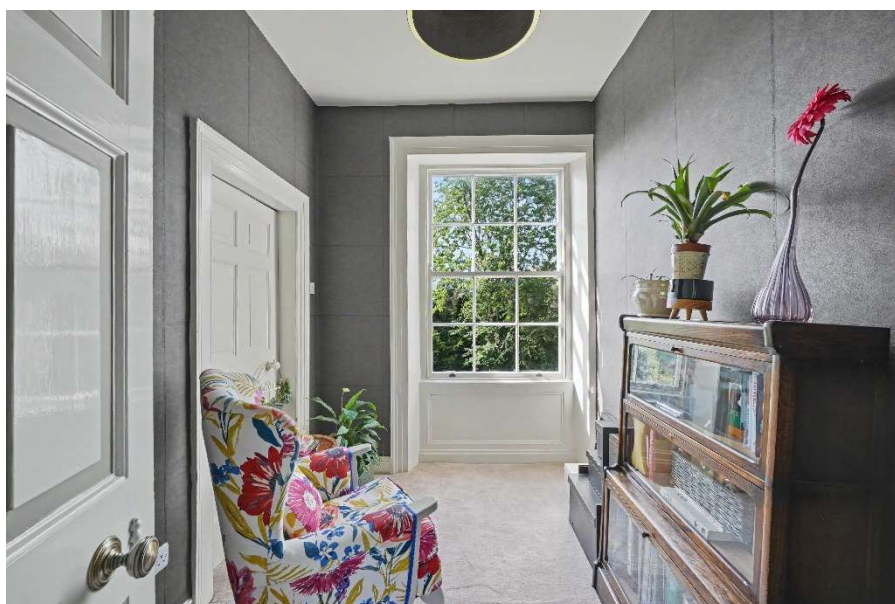
A double room with a timber and multi pane sash window looking out over the rear garden, there is a ceiling light point, vertically hung column radiator, chimney breast and to the left-hand side of the chimney breast there is an open wardrobe with cloaks rail, shelving above and drawers beneath.



BEDROOM FIVE

Measurements – 9'0" x 6'8"

This is situated between bedroom one and three and has an interconnecting door to bedroom three. There is a timber and multi pane sash window, ceiling light point and a vertically hung column radiator.



BATHROOM

Measurements – 13'0" x 7'3"

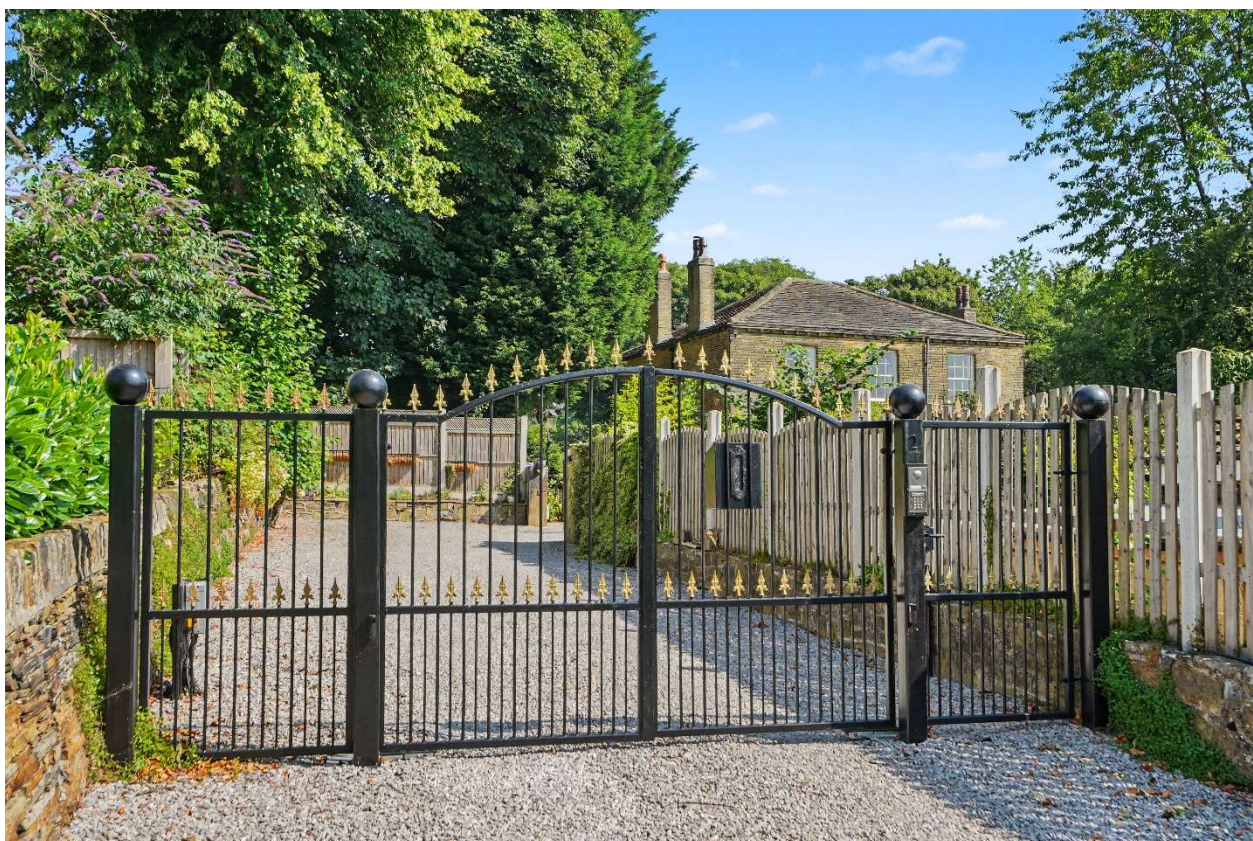
With a timber and glazed sash window, inset LED downlighters, extractor fan, tiled floor and fitted with a suite comprising wall hung vanity unit incorporating twin handwash basins each having a chrome monobloc tap, contemporary circular radiator, low flush w.c. and free-standing oval bath with free standing chrome arched monobloc tap with attached hand spray.



OUTSIDE

PARKING

The property is approached along a wide gravel driveway with recessed twin electric metal gates with a side hand gate and this continues to a set of stone gate posts which opens onto a further gravelled driveway with period style street lamp and providing off-road parking for several cars.



GARDENS

The property stands in grounds of approximately 0.4 of an acre. To the front of the house there is a stone flagged pathway with planted trees, flowers and shrubs to the borders and beyond this there is a well screened lawn with trees and shrubs, ornamental pond whilst to the right-hand side there is a continuation of the lawn with a flagged patio, rockery with bark chippings, planted trees, flowers and shrubs. The side garden continues to the rear where there is a lawned garden, gravel pathways, greenhouse, planted trees, flowers and shrubs and in one corner there is a stone flagged patio with a dry-stone wall and enjoying a lovely peaceful aspect across adjoining woodland. To the left-hand side of the house there is an area of bark chippings, wrought iron handrail and stone steps giving external access to the basement.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Security- The property has an alarm and is wired for CCTV along with electric gate/phone system

Listing- The property is grade II listed

Property tenure – Freehold

Planning permission- There is lapsed planning permission in place for an extension off the utility/boot room. Details of which can be viewed on Kirklees planning portal quoting the reference 2014/62/92310/W.

Council tax band – G

Directions- Using satellite navigation enter the postcode HD2 2HX

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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