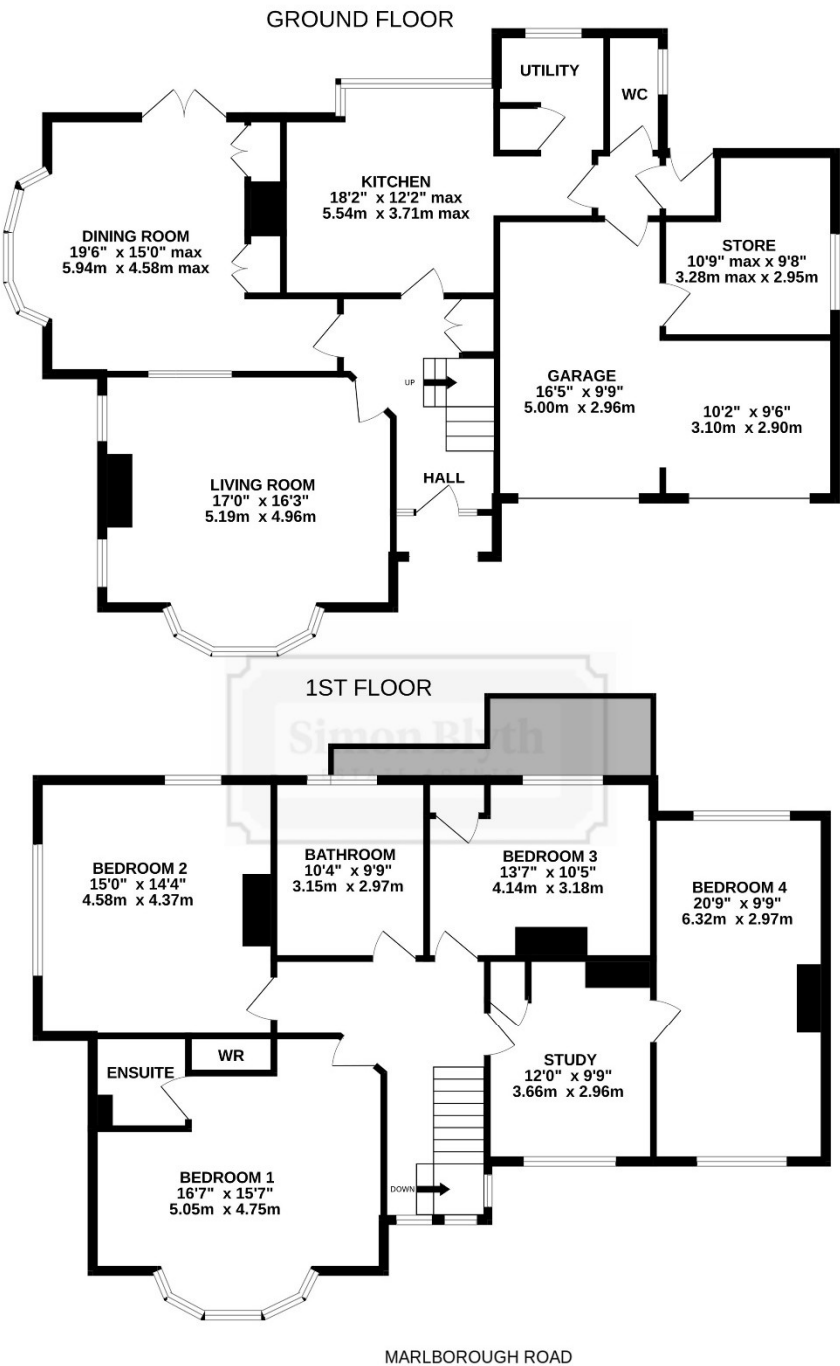




**Felbrigg, 1 Marlborough Road, Fixby, HD2 2JH**



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## PROPERTY DESCRIPTION

Standing in approaching a third of an acre of well screened established gardens, Felbrigg is an imposing four-bedroom detached family residence constructed circa 1936 by renowned builders of the day John Jagger and Sons and retaining some lovely architectural features of the period.

The property is situated within a well-regarded residential area, close to a local farm shop, supermarket, junctions 23/24/25 of M62 and with railways stations in Huddersfield and neighbouring Brighouse. There is majority uPVC double glazing, gas central heating system, alarm and briefly comprising entrance hall, bay fronted living room, bay fronted dining room, kitchen, utility and downstairs w/c. First floor landing leading to four bedrooms (master en-suite), study and bathroom. Externally there is off road parking, large garage with room off and gardens to four sides.

There is ample room to extend/convert garage, convert loft or possibly build an additional dwelling with access to Marlborough Road subject to planning

**Offers Around £675,000**

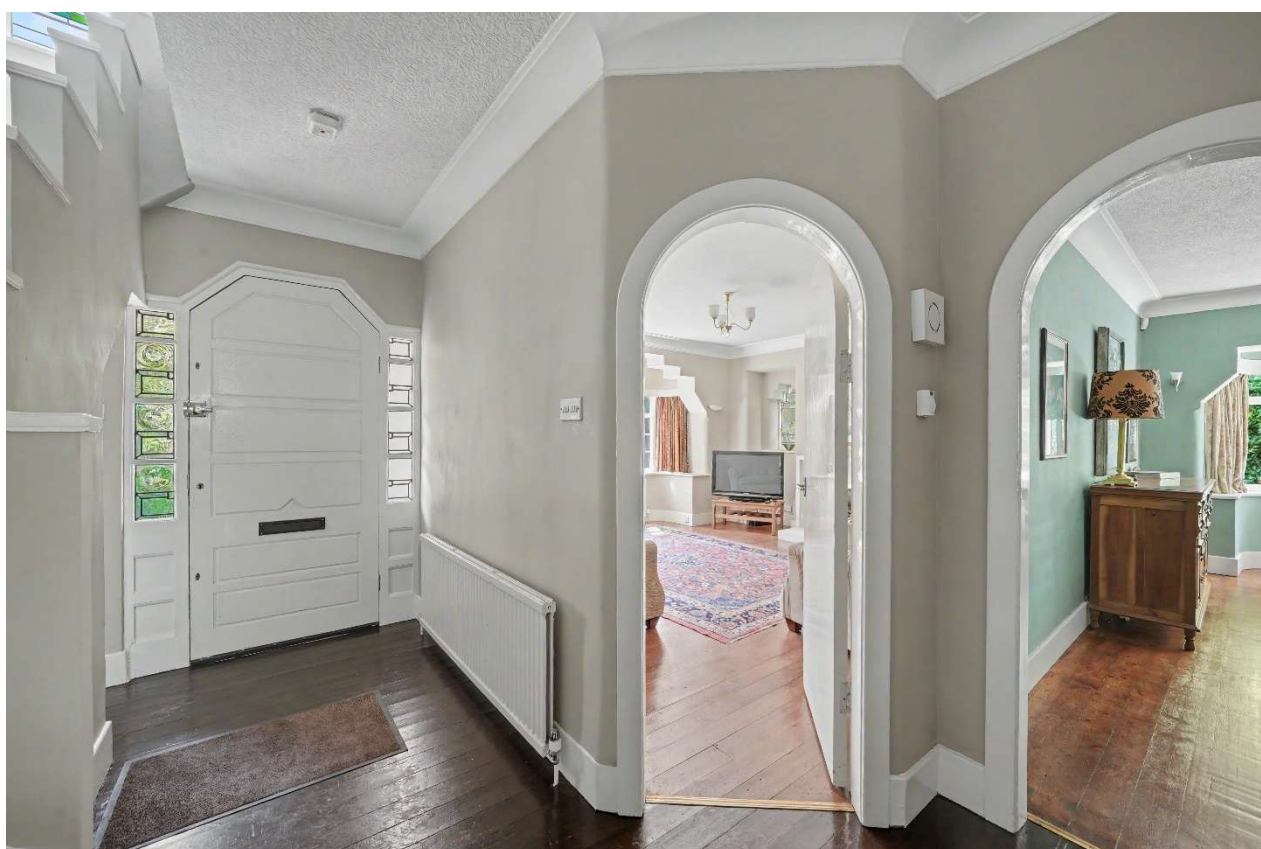
## GROUND FLOOR

### OPEN PORCH

With tiled floor, ceiling light point gives access to the entrance hall.

### ENTRANCE HALL

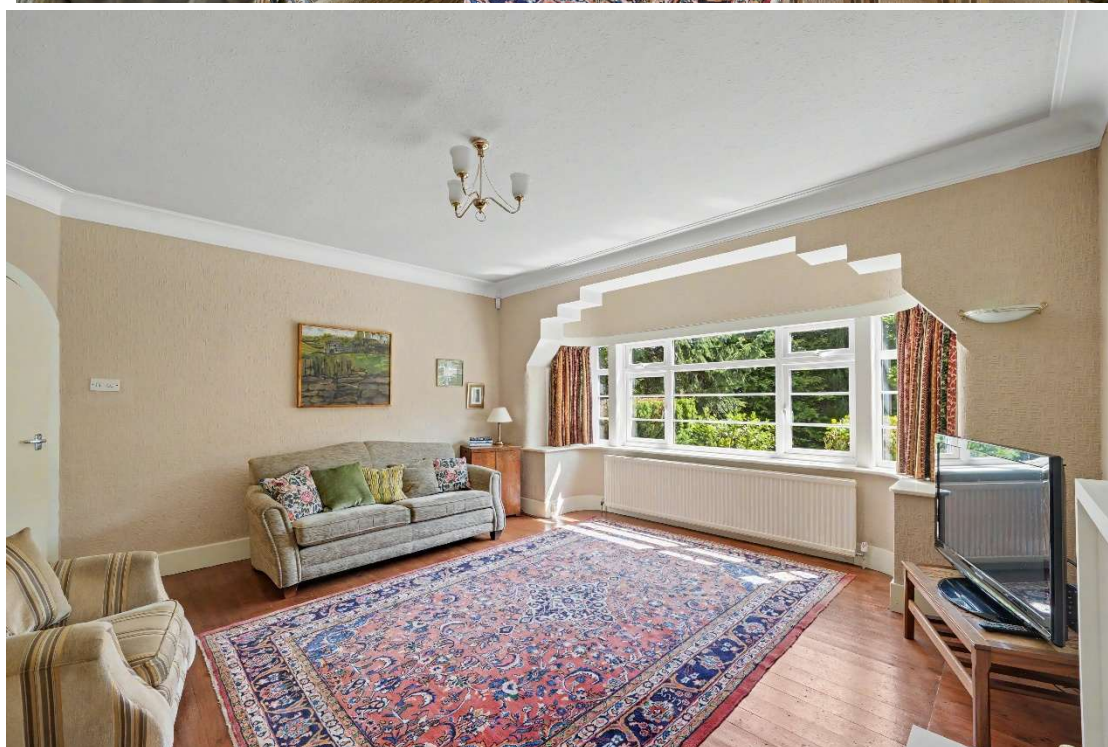
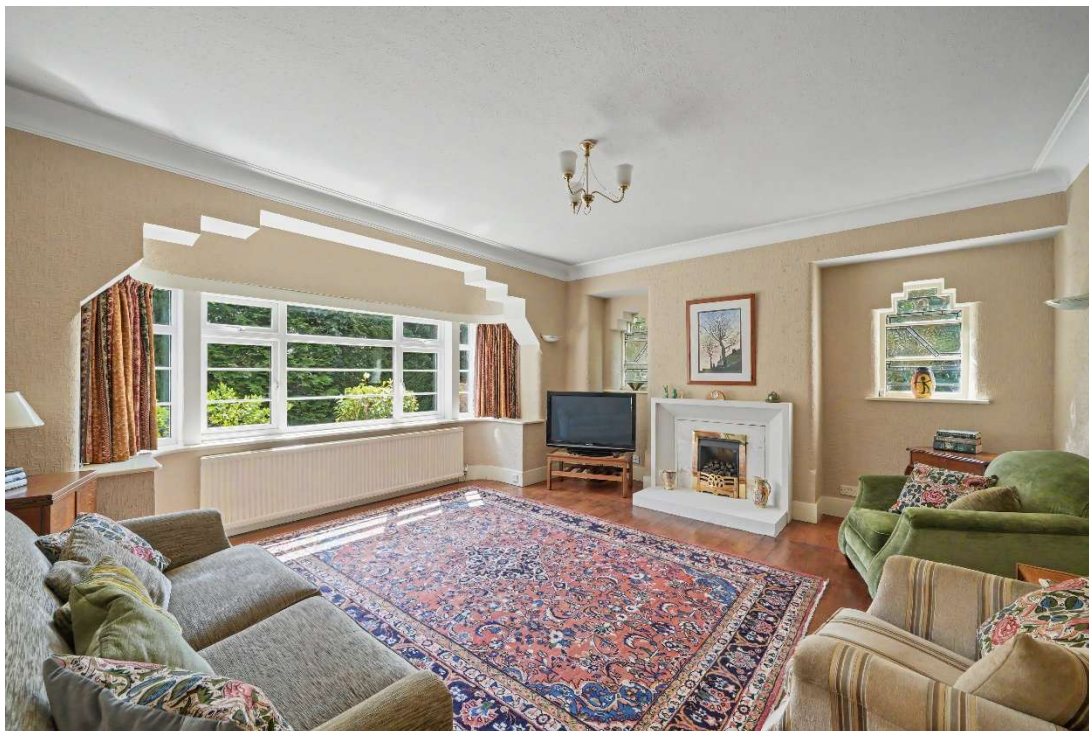
With panelled entrance door together with leaded glazed windows to either side which provide the hallway with natural light. There is a fitted hall robe with cloaks rail, exposed polished and stained floorboards, central heating radiator, ceiling light point, ceiling coving. To one side a return staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained through feature arched doorways to the living room, dining room and kitchen.



## LIVING ROOM

*Measurements- 16'3" x 17'0"*

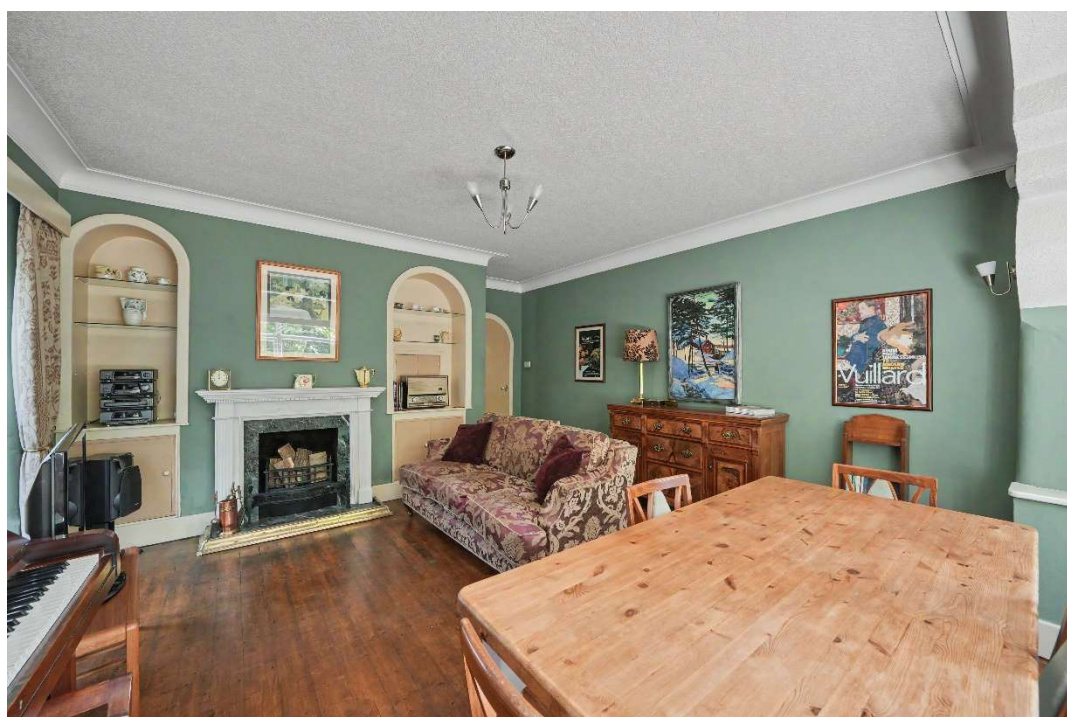
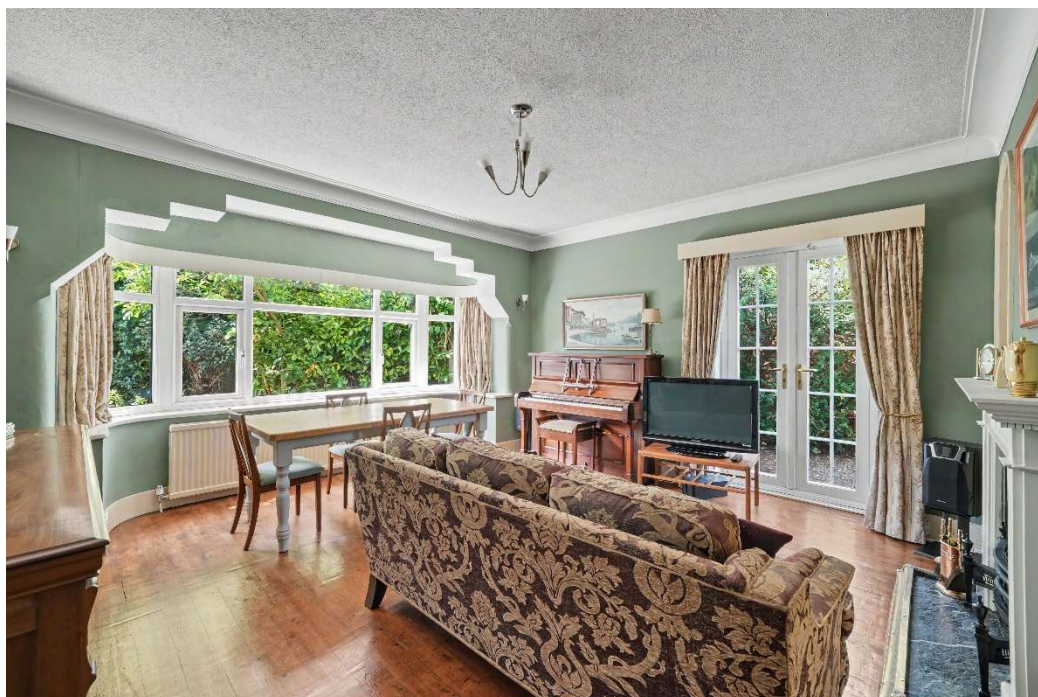
This is the first of generously proportioned reception rooms and has some interesting art deco features around the bay and windows to the side elevation. The bay has uPVC double glazed windows which look out across the front garden whilst to the side elevation there are the original leaded and frosted glazed windows and with a chimney breast with coal effect gas fire and surround. There is a ceiling light point, ceiling coving, two wall light points, central heating radiator and exposed polished and stained floorboards.



## DINING ROOM

Measurements – 19'6" maximum x 15'0"

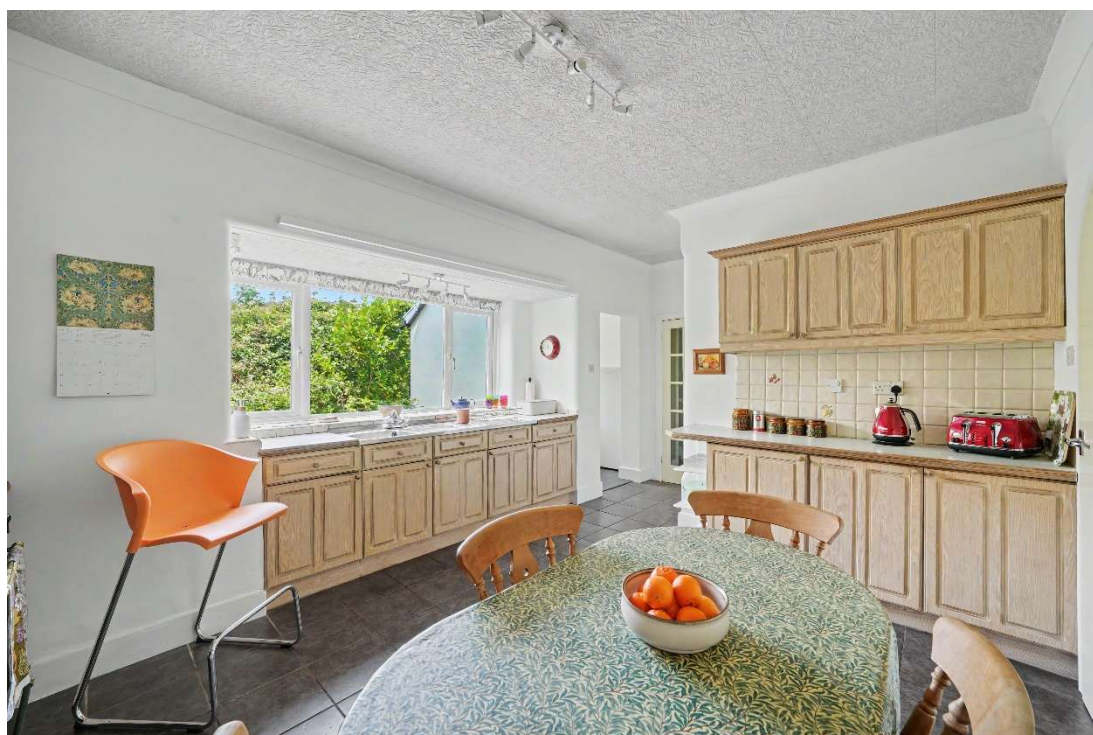
Once again as the dimensions indicate this is a well-proportioned room which has a walk-in bay with uPVC double glazed windows looking out over the side garden together with uPVC double glazed French doors which provide access to the rear. There is a ceiling light point, ceiling coving, two wall light points, exposed polished and stained floorboards and as the main focal point of the room there is a fireplace with Adam style surround, marble inset with working open fire and to either side of the chimney breast there are display niche with glass shelving, cupboards beneath and serving hatch to the kitchen.



## KITCHEN

*Measurements- 18'2" x maximum x 12'0" into bay*

With uPVC double glazed windows, ceiling light point, ceiling coving, central heating radiator, tiled floor and fitted with a range of base and wall cupboards, drawers, overlying worktops, inset double bowl single drainer stainless steel sink with chrome mixer tap, Belling range style cooker. To one side a doorway provides access to the utility room.

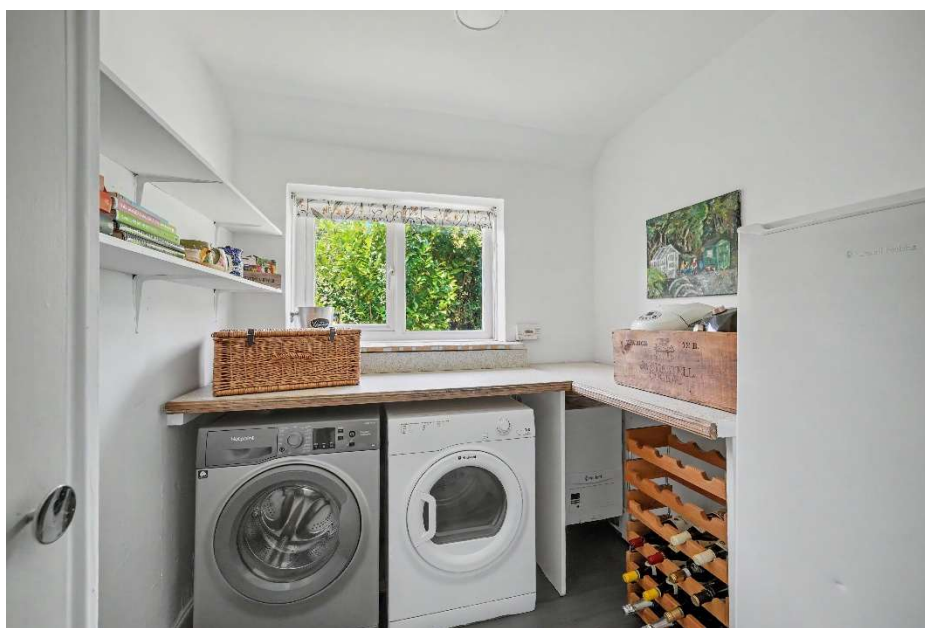


## UTILITY ROOM

Measurements – 7'0" x 6'7"

With a uPVC double glazed window, ceiling light point, Vaillant gas fired central heating boiler, worktop with under counter space for washing machine, tumble dryer and dishwasher as well as having a fitted cupboard with shelving.

From the kitchen a timber and glazed door gives access to an inner lobby and this in turn leads to a downstairs w.c., garage and rear lobby.



## DOWNSTAIRS W.C.

Measurements – 7'0" x 3'2"

With a frosted uPVC double glazed window, ceiling light point, ceiling coving, dado rail and fitted with a suite comprising hand wash basin with tiled splashback and low flush w.c.

## REAR LOBBY

With coat hooks, tiled floor and uPVC sealed unit double glazed door giving access to the garden.

## FIRST FLOOR

### LANDING

This has three uPVC double glazed windows which incorporate the original stained-glass windows and provide this area with natural light. There is a ceiling light point, ceiling coving, central heating radiator and exposed polished and stained floorboards.

### BEDROOM ONE

*Measurements-16'7" into bay x 15'7"*

A generous double room with a walk-in bay having uPVC double glazed windows looking out over the front garden. There is a ceiling light point, central heating radiator, fitted floor to ceiling wardrobes with cupboards over, exposed polished and stained floorboards and to one side a door gives access to an en-suite shower room.



### EN-SUITE SHOWER ROOM

Measurements – 5'7" x 5'5"

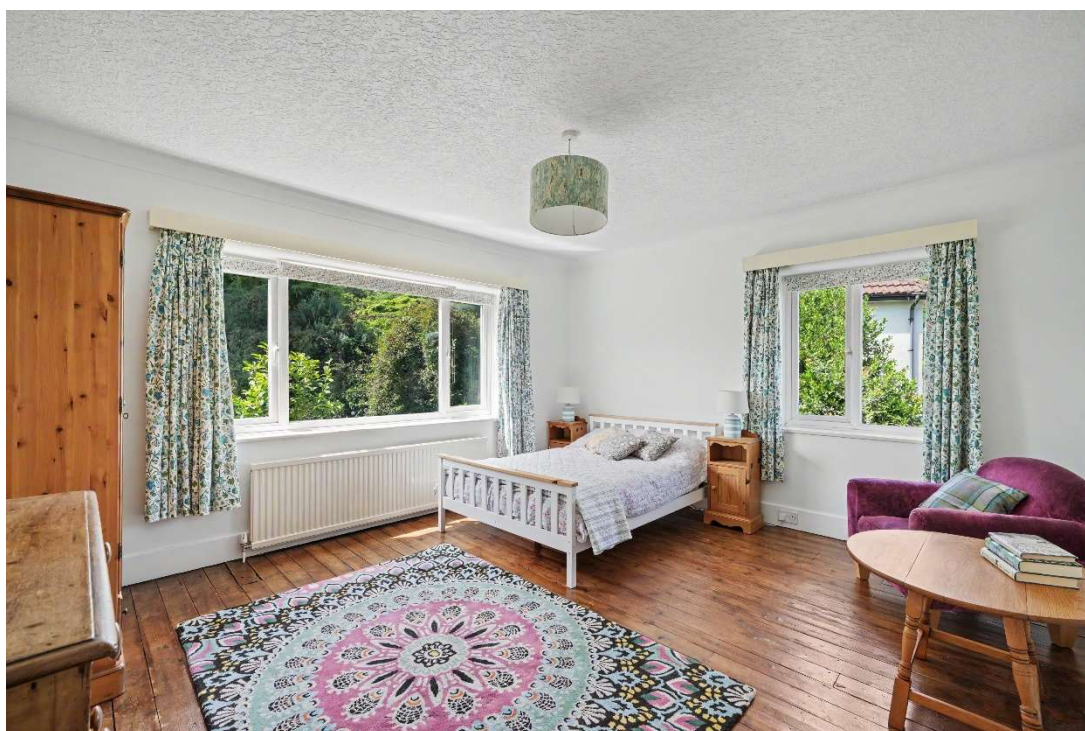
With inset ceiling downlighters, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising wall hung handwash basin, low flush w.c. and shower cubicle with Mira sport electric shower fitting.



### BEDROOM TWO

Measurements – 14'4" x 15'0"

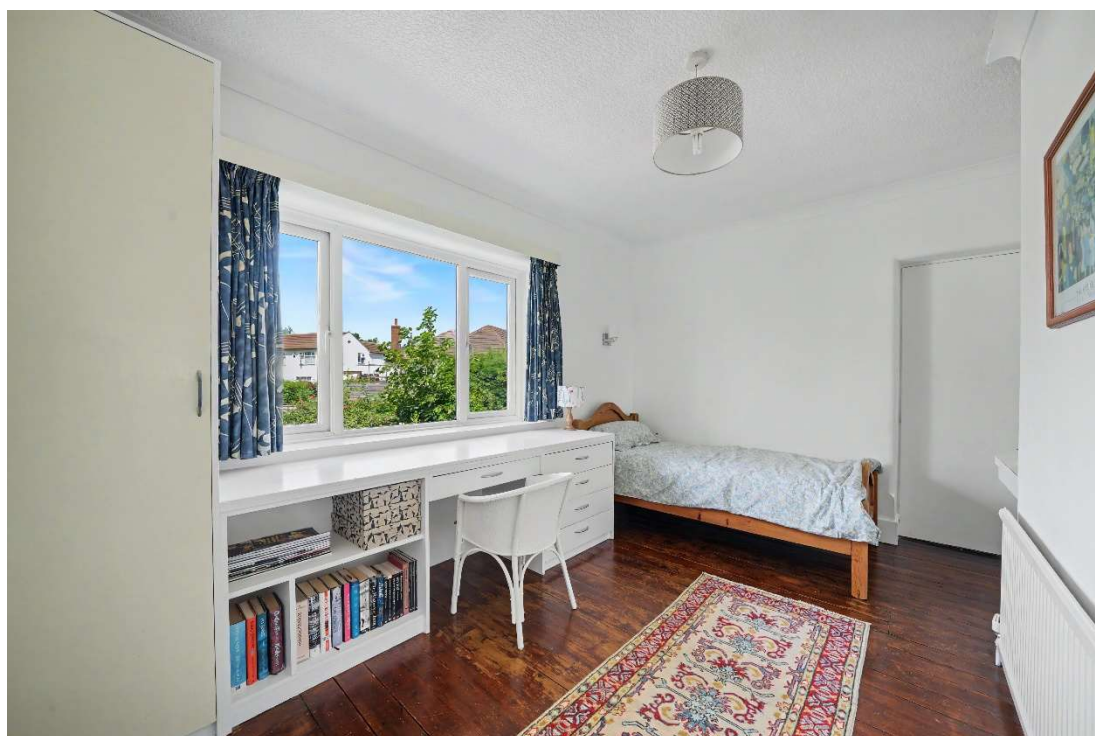
Another good-sized double room with dual aspect uPVC double glazed windows which fill the room with natural light, there is a central heating radiator, ceiling light point, ceiling coving, exposed polished and stained floorboards and chimney breast.



### BEDROOM THREE

*Measurements- 13'7" x 10'5"*

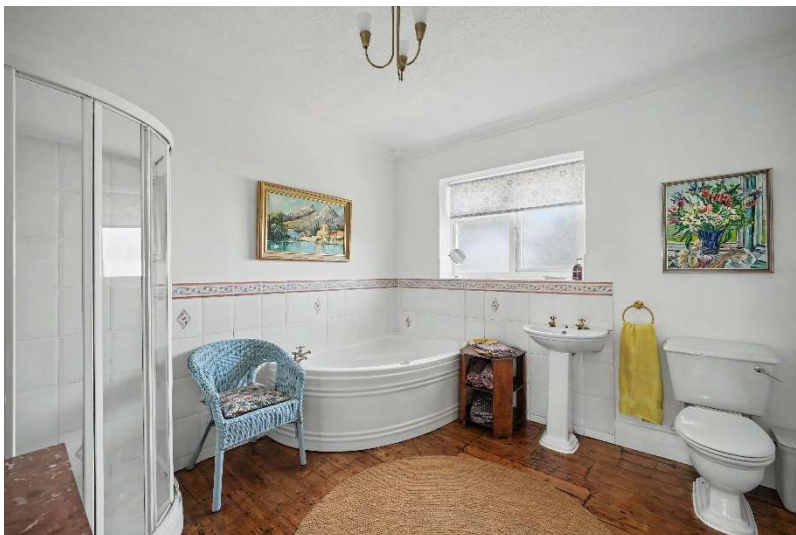
With a uPVC double glazed window, ceiling light point, ceiling coving, two wall light points, central heating radiator, exposed polished and stained floorboards, storage cupboard, dressing table with drawers and storage beneath and to the left-hand side of the chimney breast there is a handwash basin.



## BATHROOM

*Measurements – 10'4" x 9'9"*

With a frosted uPVC double glazed window, ceiling light point, ceiling coving, exposed polished and stained floorboards, central heating radiator, part tiled walls and fitted with a four-piece comprising corner panelled air bath, pedestal wash basin, low flush w.c. and shower cubicle with Triton electric shower fitting.



## STUDY

*Measurements – 12'0" x 9'9"*

With a uPVC double glazed window, ceiling light point, ceiling coving, central heating radiator, exposed polished and stained floorboards and having fitted storage cupboards together with a vanity unit incorporating wash basin with light and shaver socket over. To one side a door opens into bedroom four.



## BEDROOM FOUR

Measurements – 20'9" x 9'9"

Another good size double room which has uPVC double glazed windows to both front and rear elevations, there are four wall light points, two central heating radiators and polished parquet flooring.



## OUTSIDE

### GARDENS

The property stands in approaching a 1/3 of an acre and has established well screened gardens to four sides. To the front there is a lawn with a rockery, planted trees and shrubs together with a stone crazy paved pathway which leads down the left-hand side where there is a further lawn once again bordered by mature trees and shrubs. A timber hand gate to the side of the dining room leads to the rear where there is a gravelled area, lawn, planted trees and shrubs, outside cold water tap and this gives access to the rear where there is a lawned garden divided by pathways and once again very well screened offering a good degree of privacy with mature trees and shrubs to one side a wrought iron hand gate opens onto a further section of garden which borders Marlborough Road and has a lawn, timber garden shed, greenhouse and once again is well screened by established trees and shrubs.







## PARKING

To the front of the property there is a tarmac driveway which provides off-road parking and this in turn leads to the garage.

## GARAGE

*Measurements- 16'5" x 9'9"*

With twin sectional sliding timber doors, there is a ceiling light point and courtesy door giving access to the rear lobby. To the side is an additional garage which has been split to provide two storage areas. The first is 10'2" x 9'6" and once again has twin sectional timber sliding doors. A timber and glazed door gives access to the storeroom.



## STOREROOM

*Measurements- 10'9" maximum x 9'8"*

Has a uPVC double glazed window to the side elevation, power and light.

### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Security- The property is fitted with an alarm

Tenure- Freehold

Council tax band – F

Directions- Using satellite navigation enter the postcode HD2 2JH

### **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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