



Lightridge Road | Fixby | Huddersfield | HD2 2HF

Offers in the region of
£500,000



SHERIDAN
BAILEY
PROPERTY

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Available with NO UPWARD CHAIN & Conditional Planning permission for a first floor extension and single storey side extension. Refer to KIRKLEES PLANNING APPLICATION 2026/62/90396/W. Situated in a large corner plot in Fixby with views towards Huddersfield Golf Course, this split level detached property offers deceptively spacious accommodation with flexible living space to appeal to all. It briefly comprises:- entrance hall with galleried landing, WC, family kitchen, utility room, living room and dining room. Staircase to lower ground floor.

The lower ground floor comprises master bedroom ensuite, 2 further double bedrooms plus a single bedroom Family bathroom. There is also a large room with double glazed patio doors leading to a further enclosed garden area. Currently used as a family room, this room could be easily adapted to create a 5th bedroom, ensuite and dressing area, or home gym / cinema room.

Externally, two garden areas, triangular large garden area is laid to lawn, an enclosed garden area accessed from the current family room on the lower ground floor. The driveway parking for up to 4 vehicles, and a remote control operated integral double garage.

- 4/5 BEDROOM SPLIT LEVEL DETACHED HOME
- PLANNING APPLICATION 2026/62/90396W
- PARKING FOR UP TO 4 + GARAGE
- HUGE POTENTIAL
- CONDITIONAL PLANNING FOR 1ST FLOOR EXTENSION AND SIDE EXTENSION
- 3 RECEPTION ROOMS
- NO UPWARD CHAIN

Entrance Hall

Front door access from Lightridge Road, leading to entrance hall with galleried landing and entrances to WC, Lounge, Dining Room and Kitchen. Staircase leading to lower ground floor bedrooms and bathrooms

Living Room

Light, airy and spacious living room with double glazed patio doors leading out to small paved patio and substantial garden area.

Juliet balcony with views towards Huddersfield Golf Club

Dining Room / 2nd Reception Room

Double glass doors leading to good sized dining room with juliet balcony and views towards Huddersfield Golf Club

Kitchen / Dining

Family kitchen offers a range of fitted wall and base units, worktops, dishwasher, oven, 4 burner gas hob with extractor and 1.5 sink and drainer. Room for breakfast table, and door leading to utility room.





Utility

Decent sized utility with 1.5 sink/drainers and plumbing for washing machine. Worktop with base units. Door leading to garage

Ground Level WC

Washroom with WC and pedestal wash hand basin

Staircase to Lower Ground Floor

Master Bedroom Ensuite

Good sized master bedroom with double glazed window to rear elevation. Ensuite comprises, bath with electric shower over, glass shower curtain, pedestal wash basin, WC and vanity mirror

Bedroom 2

Double Bedroom with double glazed window to rear elevation

Bedroom 3

Double bedroom with double glazed window to rear elevation

Bedroom 4 / Home Office

Single bedroom which could alternatively provide a study/home office. Double glazed window to side elevation

3rd Reception Room / Bedroom 5

Extremely spacious room, currently provides a family room with double glazed patio doors leading to small paved patio and fenced garden area. This room could also potentially offer a further 5th bedroom and dressing room

House Bathroom

Family Bathroom comprising 3 piece white suite

Outside Space

The property is situated on a substantial corner triangular plot and is laid to lawn. The driveway provides ample parking for up to 4 vehicles and is accessed via Lightridge Road as well as an integral garage. There is an enclosed paved private garden area accessed from the Family Room on the lower ground floor.

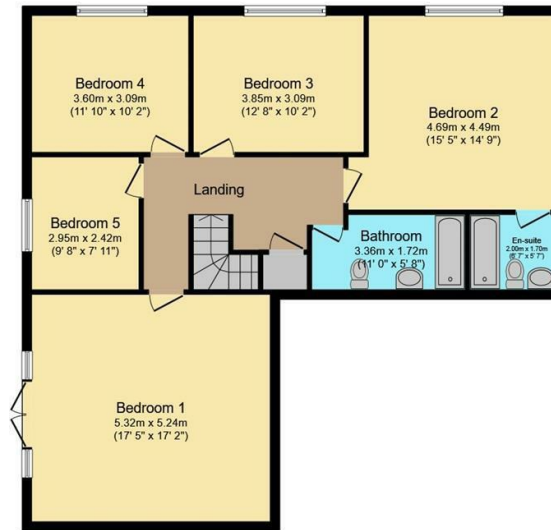
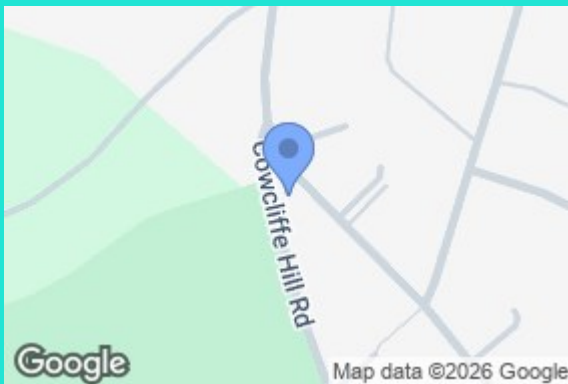
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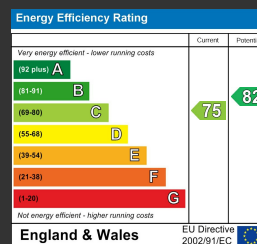
Lower Ground Floor



Ground Floor

Total floor area 203.2 sq.m. (2,187 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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