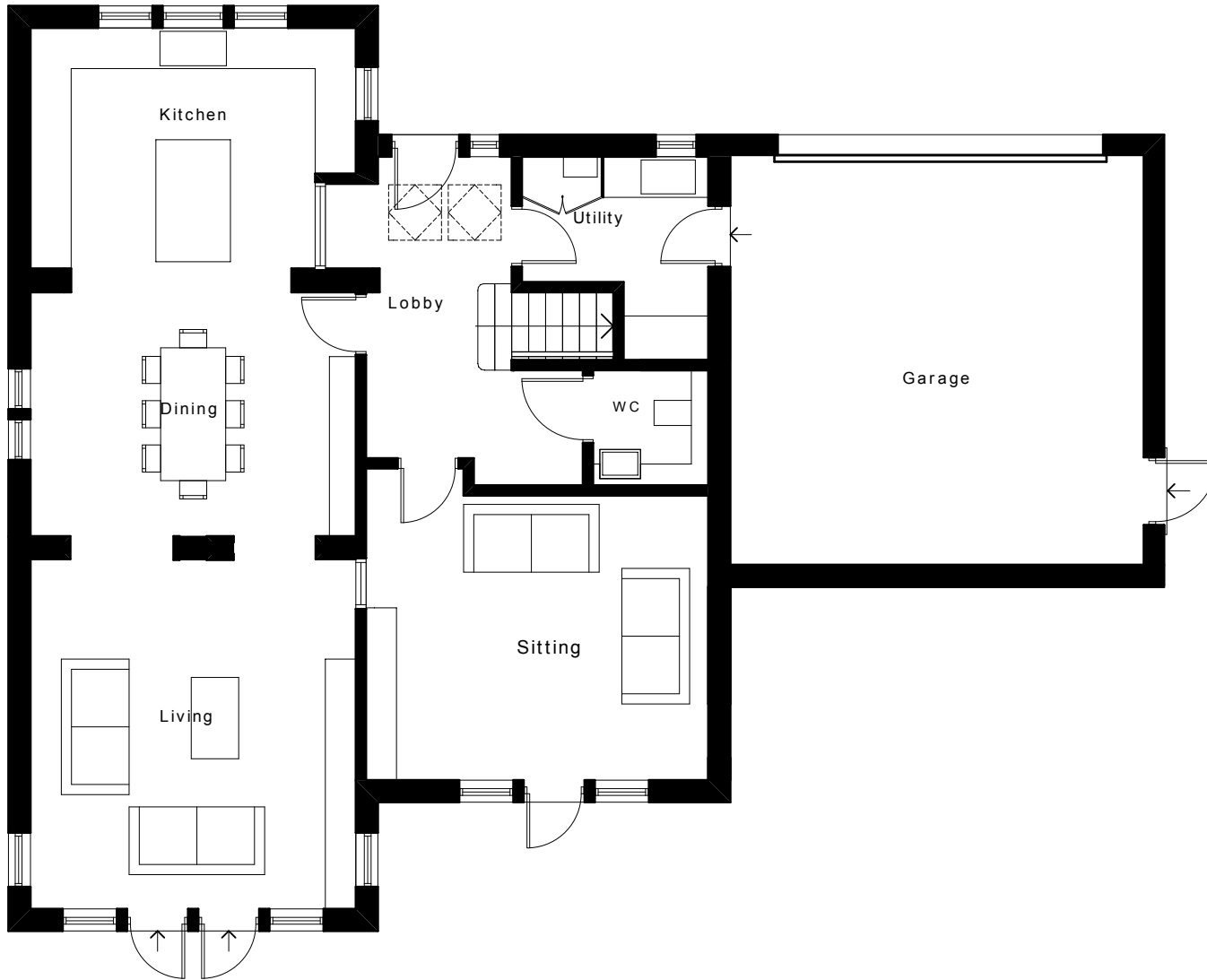
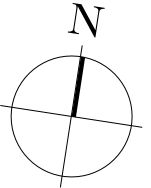


# No 13A FIXBY ROAD / OPTION 1 GROUND FLOOR PLAN



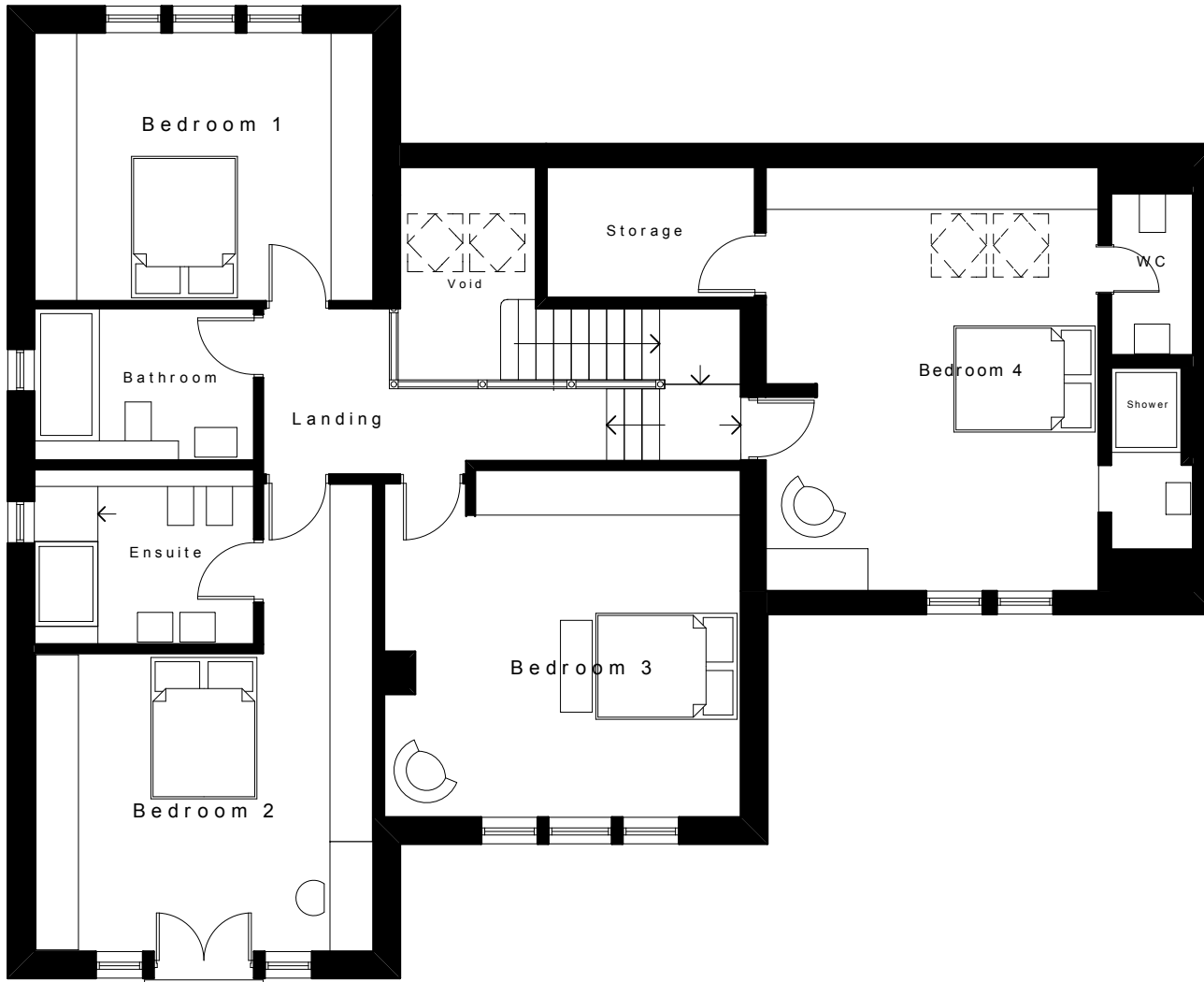
KITCHEN	4.80 x 3.55m	15'9" x 11'8"
DINING	4.80 x 3.60m	15'9" x 11'10"
LIVING	4.80 x 5.16m	15'9" x 16'11"
UTILITY	2.75 x 1.50m	9'0" x 4'11"
	3.00 x 1.85m	9'10" x 6'1"
WC	1.73 x 1.68m	5'8" x 5'6"
SITTING	5.05 x 4.20m	16'7" x 13'9"
GARAGE	6.10 x 6.05m	20'0" x 19'10"

## DELAMERE GARDENS

Approx. Floor Area – 246sqm /2630ft<sup>2</sup>

FIXBY - HUDDERSFIELD - HD2 2AW

# No 13A FIXBY ROAD / OPTION 1 FIRST FLOOR PLAN



BEDROOM 1	4.60 x 3.80m	15'9" x 12'6"
BATHROOM	3.10 x 2.15m	10'2" x 7'1"
BEDROOM 2	4.80 x 4.25m	15'9" x 13'11"
ENSUITE	3.10 x 2.47m	10'2" x 8'1"
BEDROOM 3	5.05 x 4.93m	16'7" x 16'2"
BEDROOM 4	4.69 x 6.00m	15'5" x 19'8"
ENSUITE	1.17m x 5.0m	3'10" x 16'5"
STORAGE	2.95 x 1.85m	9'8" x 6'1"

## DELAMERE GARDENS

Approx. Floor Area – 246sqm /2630ft<sup>2</sup>

FIXBY - HUDDERSFIELD - HD2 2AW