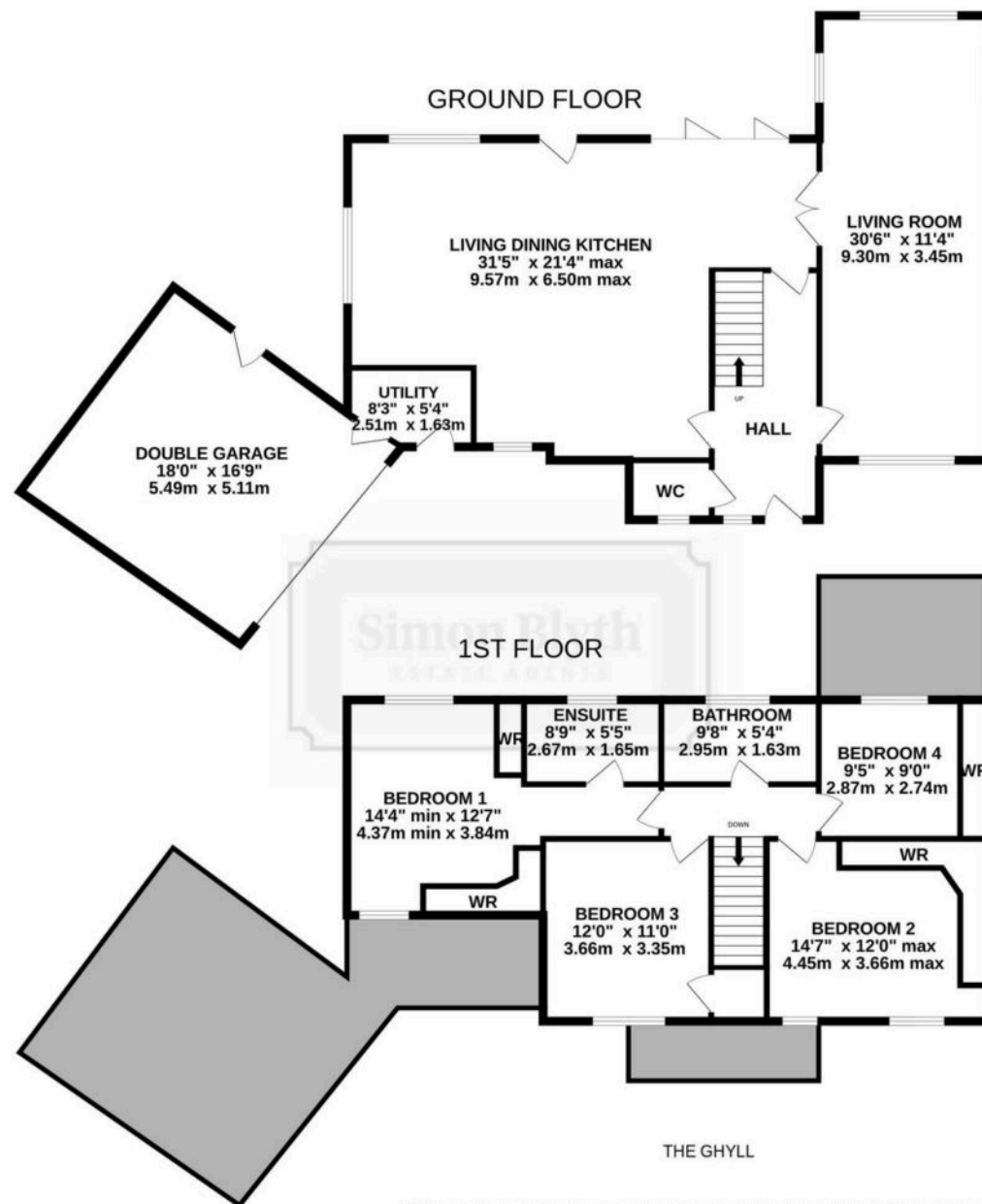




24 The Ghyll, Huddersfield
Huddersfield

Offers in Region of **£600,000**



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24 The Ghyll

Fixby, Huddersfield

Situated in the corner of a small cul de sac stands this impressive random stone built residence with a generous level of well appointed living space which includes a stunning fitted living kitchen.

The accommodation is served by a gas central heating system, pvcu double glazing, security alarm and briefly comprises entrance hall, downstairs WC, large living room, (30' 6" x 11' 4") stunning fitted living kitchen (31' 5" x 21' 4") an excellent range of storage with "deep forest" cupboards complimented by Corian worktops, a host of AEG appliances together with Karndean flooring which runs throughout the ground floor. In addition there is a utility room with courtesy door to the double garage. To the first floor a landing leads to four double bedrooms with master en suite and luxury family bathroom. Externally there are delightful established gardens with the rear offering a high degree of privacy with Indian stone flagged patios, lawn, planted trees, flowers and shrubs, to one side there is a detached gym/office with attached garden store, there is a double width driveway and double garage with electric sectional door.



Ground Floor

17' 0" x 6' 2" (5.18m x 1.88m)

Entrance Hall that has a pvcu and frosted double glazed door, adjacent frosted pvcu double glazed window, Karndean flooring, ceiling light point, ceiling coving, central heating radiator and to one side a glass panelled staircase with oak hand rail rising to the first floor and beneath this there is a useful range of fitted cupboards. From the hallway access can be gained to the following rooms..-

Downstairs WC

5' 5" x 3' 3" (1.65m x 0.99m)

With frosted pvcu double glazed window, ceiling light point, fitted cupboard, part tiled walls, Karndean flooring, central heating radiator and fitted with a suite comprising pedestal wash basin with chrome monobloc tap and low flush WC.

Living Room

30' 6" x 11' 4" (9.30m x 3.45m)

As the dimensions indicate this is a particularly spacious reception room which is large enough to divide and has pvcu double glazed windows to the front and side elevations together with sliding patio doors to the rear elevation, all of which provide ample natural light. There is Karndean flooring, three ceiling light points, ceiling coving, two central heating radiators and as the main focal point of the room there is feature fireplace with marble effect surround and home to a coal effect gas fire which rests on a black marble hearth. From the living room there is a door giving access to the hallway and twin timber and bevelled glass doors opening into the living kitchen.



Living Kitchen

31' 5" x 21' 4" (9.58m x 6.50m)

This beautifully proportioned room is ideal for those who wish to entertain with cooking dining and seating areas. There are numerous inset led down lighters, two ceiling light points above the island unit, Karndean flooring, three central heating radiators, flame effect electric fire, three pvcu double glazed windows, pvcu and double glazed door giving access to the rear garden and adjacent to this there are aluminium bi fold doors, also giving access to the garden. There is Karndean flooring and a beautiful fitted kitchen with "deep forest" base and wall cupboards, drawers, pan drawers, contrasting overlying Corian worktops which include a seamless Corian 1 1/2 bowl sink with Quooker tap which provides both cold and instant boiling water, a cupboard houses a Worcester gas fired central heating boiler and all appliances are AEG and these include a two ring gas hob, four ring induction hob, drop down extractor, two wine coolers, two electric fan assisted ovens, combi oven and warming drawer. The American style fridge freezer is available by separate negotiation at a price to be agreed. To one side a door gives access to the utility room.

Utility Room

8' 3" x 5' 4" (2.51m x 1.63m)

With pvcu door giving access to the front of the property, adjacent to this there is a courtesy door to the double garage, there are inset led down lighters, central heating radiator, tile effect flooring and fitted with a range of white gloss handle less base and wall cupboards, these are complimented by overlying worktops, there are inset led down lighters, extractor fan and central heating radiator.





First Floor Landing

With ceiling light point, ceiling coving and central heating radiator. From the landing access can be gained to the following rooms..-

Master Bedroom

14' 4" x 12' 7" (4.37m x 3.84m)

A double room with pvcu double glazed windows to both front and rear elevations with the rear enjoying views across to Castle Hill, there is a central heating radiator, two ceiling light points, ceiling coving and a range of fitted Hammond's furniture including floor to ceiling wardrobes, bedside tables, fitted king size bed head drawers and window seat with drawers beneath.

En Suite Shower Room

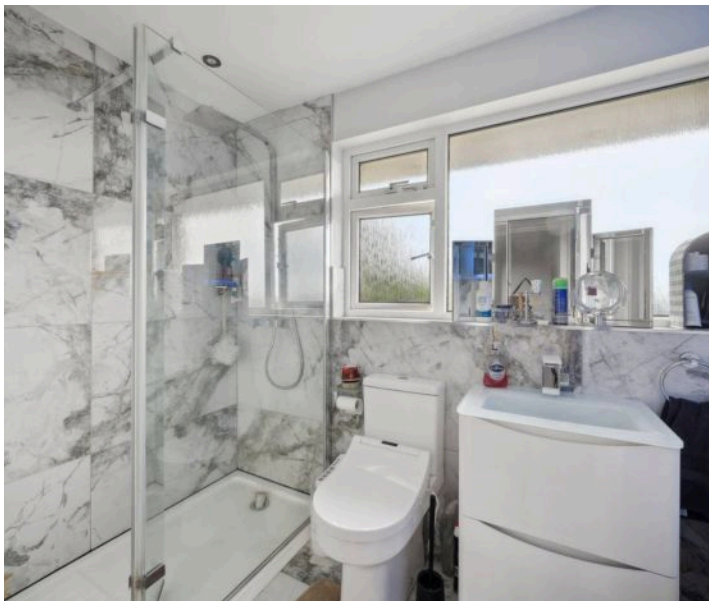
8' 9" x 5' 5" (2.67m x 1.65m)

With pvcu double glazed window, ceiling light point with extractor fan, ceiling coving, floor to ceiling tiled walls, tiled floor, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush WC and corner shower cubicle with glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray.

Bedroom Two

14' 7" x 12' 0" (4.45m x 3.66m)

Another good sized double room which has two pvcu double glazed windows, looking out over the front garden, there is a ceiling light point, ceiling coving, central heating radiator, laminate flooring and having a good range of Schriber furniture including fitted wardrobes with inset bevelled mirrors, cupboards, drawers, dressing table and display shelving.



Bedroom Three

12' 0" x 11' 0" (3.66m x 3.35m)

A double room with a pvcu double glazed window, there is a ceiling light point, ceiling coving, loft access, walk in wardrobe and central heating radiator.

Bedroom Four

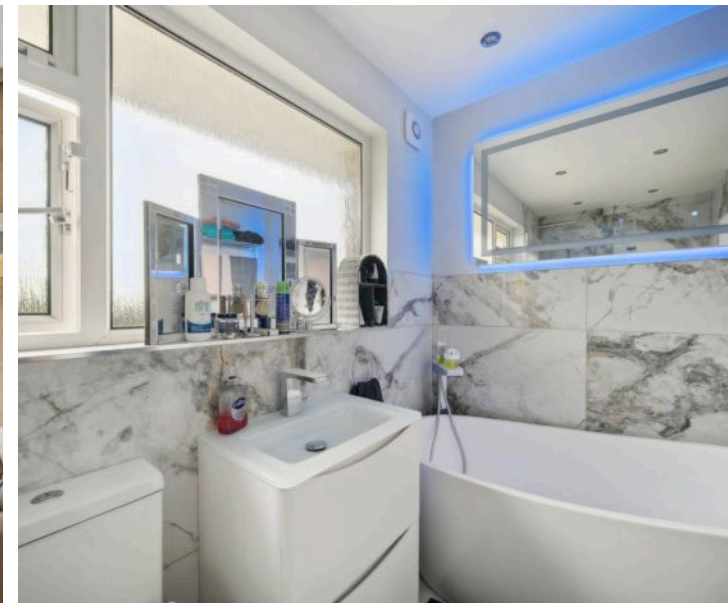
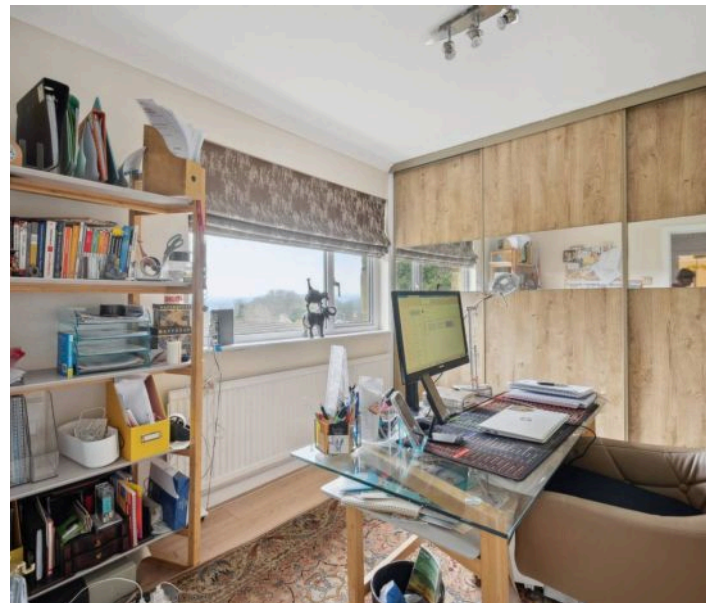
9' 5" x 9' 0" (2.87m x 2.74m)

With a pvcu double glazed window looking out over the rear garden, ceiling light point, central heating radiator, laminate flooring and to one wall there are a bank of fitted floor to ceiling, part mirror fronted sliding door wardrobes.

Bathroom

9' 8" x 5' 4" (2.95m x 1.63m)

With inset led down lighters, frosted pvcu double glazed window, part tiled walls, which are floor to ceiling around the shower, vertically hung radiator and fitted a four piece suite comprising free standing bath with fitted mirror over with LED blue and white lighting and with free standing chrome monobloc tap incorporating hand spray, vanity unit incorporating wash basin with chrome monobloc tap, Japanese style multi function low flush WC and large glass panelled walk in shower with chrome shower fitting incorporating fixed shower rose and separate hand spray.



GARDEN

To the front of the property there is a shaped lawn with planted flowers and shrubs to the borders, a flagged pathway gives access to the main entrance as well as leading to the door to the utility room. The lawn continues down the right hand side of the property with planted shrubs and conifers and this leads to the rear. The rear garden offers a high degree of privacy and has an extensive Indian stone flagged patio which can be accessed from the living room or living kitchen. There is a manually operated awning over the patio doors in the living room, there is external lighting, external power, lawn, planted trees, flowers and shrubs. To the far side of the house there is a further Indian stone flagged patio giving access to the garage and to the rear of the double garage there is a detached gym/ office with attached garden store.

GARDEN

Gym/Office is 10' x 9'5" with floor to ceiling pvcu double glazed windows to the side elevation and three section bi fold doors to the front elevation enjoying a lovely aspect over the garden and with views stretching across to Castle Hill. There are inset led down lighters, power points and laminate flooring. Attached Garden Store 8' x 9'5" Accessed through twin pvcu doors and a pvcu double glazed window to one side and a ceiling light. To the left hand side of the double garage there is an Indian stone flagged pathway leaned to the rear garden.

Garage

A tarmac driveway provides off road parking as well as giving access to the double garage. Double Garage is 18' x 16'9" This has an electric sectional door, courtesy door giving access to the utility room, there is also courtesy door giving access to the garden, there are two windows, together with light, power, cold water tap and useful loft.





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