



14 Gernhill Avenue, Fixby, Huddersfield, HD2 2HR

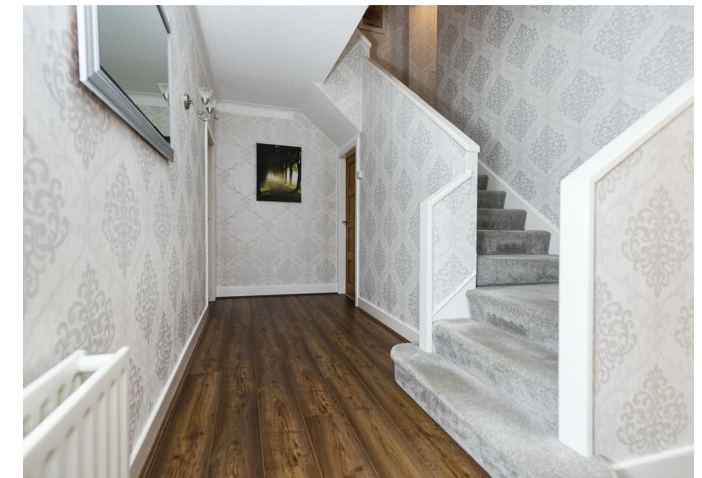
£500,000

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Situated on the highly desirable Gernhill Avenue, in the popular residential area of Fixby, is this 4 bedroom detached property which is constructed by locally renowned Jagger Builders. Situated approximately 2.5 miles from Huddersfield town centre and equidistant to J.24 & J.25, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

Beautifully presented throughout, with a range of high quality fixtures and fittings, the property is further enhanced by a CCTV security system and alarm, gas fired central heating, uPVC double glazing and an integral garage. Planning permission has been granted to demolish the conservatory and create a substantial single storey extension to the rear (2021/62/93972/W). Only by a personal inspection can one truly appreciate the size, position and quality of this outstanding family home.

Energy Rating: D





GROUND FLOOR:

Enter the property through a covered entrance porch with tiled flooring, electric point and composite entrance door.

Entrance Hall

With a tiled entrance area, built-in cloaks cupboard, central heating radiator, 2 wall light points, wood effect laminate flooring and heavy ceiling coving.

Lounge

17'1" x 12'0" (5.21m x 3.66m)

Situated to the front of the property, having uPVC double glazed windows, a central heating radiator, 2 wall light points, gas and coal effect living flame fire set on to a marble hearth with complementary fire surround and mantel.

Dining Kitchen

10'4" min x 22'10" (3.15m min x 6.96m)

Being fitted with a range of matching modern wall and base units with granite work surfaces

and matching upstands which incorporate a breakfast bar. There are a range of integrated appliances including 4 ring gas hob with built-in oven and grill, overhead extractor fan and light, fridge, freezer and dishwasher. The kitchen also has low level heating, uPVC double glazed window, LED lighting, ceramic tiled flooring, understairs storage cupboard and to the dining area there is engineered oak flooring, central heating radiator, ceiling coving, sliding double doors to the lounge and additional timber and glazed double doors which lead through to the conservatory. An archway provides access to the cloakroom/WC, utility and garage.

Conservatory

10'10" x 10'9" (3.30m x 3.28m)

The engineered oak flooring continues into the conservatory which has uPVC double glazed windows to 3 sides and French doors leading on to the rear terrace.

Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC and hand wash basin with cupboard beneath. There is also a central heating radiator, tiled floor, uPVC double glazed window and vanity mirror with light above.





Utility Area

10'2" x 4'9" (3.10m x 1.45m)

The tiled flooring extends from the vestibule area into the utility. Fitted with matching modern wall and base units with laminated work surfaces, plumbing for a washing machine, chrome ladder style radiator, additional radiator and uPVC double glazed window.

Garage

22'1" x 10'3" (6.73m x 3.12m)

With remote controlled up and over door, together with power and light points.



FIRST FLOOR:

Landing

Fitted with a central heating radiator and providing access to the loft which is fully boarded for storage and also provides some shelving.

Bedroom 1

11'7" x 10'4" (3.53m x 3.15m)

With a central heating radiator, uPVC double glazed window and a range of built-in furniture to include wardrobes with sliding doors, 3 drawer bedside units and a chest of drawers.

Bedroom 2

12'1" x 13'5" (3.68m x 4.09m)

With uPVC double glazed windows to the front, a central heating radiator and ceiling coving.

Bedroom 3

14'2" x 12'0" (4.32m x 3.66m)

Peacefully situated to the rear of the property, with ceiling coving, a central heating radiator, fitted wardrobes with sliding doors and a uPVC double glazed window.



Bedroom 4/Office

12'3" x 8'5" (3.73m x 2.57m)

Situated to the front of the property, this room is currently used as a home office. With wood effect laminate flooring, a fitted bookcase, uPVC double glazed window to the front and a central heating radiator.

Bathroom

This beautifully presented bathroom is fully tiled to both the walls and floor with underfloor heating. Furnished with a 4 piece suite comprising concealed flush WC, vanity wash basin with cupboard beneath and freestanding chrome mixer tap, shower cubicle with rainwater head and additional hose and a deep sunk freestanding bath with chrome mixer taps and shower attachment. There are 2 contemporary tall central heating radiators, a tall wall cupboard, heated de-misting mirror, uPVC double glazed windows to the side and rear, together with sunken LED lighting.

Shower Room

Being fully tiled to both the wall and floor, together with a concealed flush WC, vanity wash basin with drawer unit beneath and double width walk-in shower cubicle with rainwater head and additional hose. There is a chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a tarmac driveway and parking apron with off road parking for 3/4 vehicles, in addition to the integral garage. There are twin coach lights above the garage and access to the rear of the property. The rear comprises a spacious flagged patio/seating area with adjacent shaped lawns with flowerbed borders, mature trees and bushes and an additional flagged seating area to the bottom of the garden. There are 2 garden sheds, a greenhouse, security lighting, CCTV cameras and water tap.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641) passing through the traffic lights at Hillhouse and Fartown Bar. Continue along the main road passing through the roundabout by Asda supermarket. At the next roundabout in Fixby turn left into Fixby Road, follow this road up the hill and after Fixby Stores on your left hand side, turn left after the green into Lightridge Road, follow this road for approximately 150 yards and take a right hand turning into Gernhill Avenue.

TENURE:

Leasehold - Term : 999 years from 1 May 1957 / Rent : £8

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

F

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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