



9 Formby Avenue, Fixby, Huddersfield, HD2 2NJ

£310,000

bramleys

This beautifully presented 2 double bedroom detached true bungalow is offered for sale with no vendor chain. Offering immaculate accommodation ready to move straight into with quality fixtures and fittings throughout. Having ample off road parking for 3 vehicles and a detached single garage. With accommodation comprising: entrance hall with built in storage and loft access, master bedroom with fitted wardrobes and a luxurious en-suite bathroom, a further 2nd double bedroom also with fitted wardrobes, modern fitted kitchen with integrated appliances, shower room, lounge and conservatory (with tiled roof). The private low maintenance rear garden offers a tranquil outdoor space, ideal for relaxing or entertaining guests during the warmer months. This charming bungalow presents a wonderful opportunity for those seeking a comfortable, well-maintained home in a desirable location. Early viewing advised to avoid missing out!

Energy Rating: D



GROUND FLOOR:

Entrance Hall

A composite entrance door gives access to the entrance hall which has oak doors leading to the living accommodation, a built in cloaks cupboard and a further built in store cupboard. The hallway has a central heating radiator and access to the loft via a pull down timber ladder. The loft has an interior light and boarded for additional storage.

Kitchen

10'9" x 10'0" (3.28m x 3.05m)

Having a modern range of wall and base units with working surfaces over, there is an integrated fridge, dishwasher, gas hob, double oven, extractor hood and space and plumbing for a washing machine. The kitchen has a central heating radiator and an external uPVC door.

Lounge

11'11" max / 9'10" min x 11'4" (3.63m max / 3.00m min x 3.45m)

The lounge is situated to the rear of the property and is open plan to the conservatory.

Sun Room

10'10" x 9'9" (3.30m x 2.97m)

Being of uPVC construction and having double glazing, 2 central heating radiators and a solid roof. There is a side door and French doors which access the rear private garden.

Bedroom 1

10'10" x 9'10" to robes (3.30m x 3.00m to robes)

This lovely double room has a range of fitted wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

En-Suite Bathroom

This luxurious en-suite bathroom is a great size with free standing bath tub, wc, vanity sink unit, ladder style radiator, fitted cupboard and a uPVC double glazed window.

Bedroom 2

12'5" x 12'1" (3.78m x 3.68m)

Another good double bedroom also with fitted wardrobes, matching twin bedside tables and dressing table. Also having a central heating radiator and a uPVC double glazed window to the front elevation.

Shower Room

Another lovely modern suite comprising shower, wc and wash basin. Also having a uPVC double glazed window.

OUTSIDE:

To the front is a lawned garden and a large blocked driveway



which provides off road parking for 3 vehicles. There is also a detached single garage to the side and lawned garden to the front. To the rear of the property there is a landscaped garden which enjoys a good degree of privacy, with a hot tub (included in sale) flagged patio seating area and summerhouse with internal power and lighting. The rear garden is fully enclosed by timber fencing and hedgerow and also has an external power socket 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.

TENURE:

Leasehold - Term: 999 years from 10/11/1965 / Rent: £15 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

D

MORTGAGES:

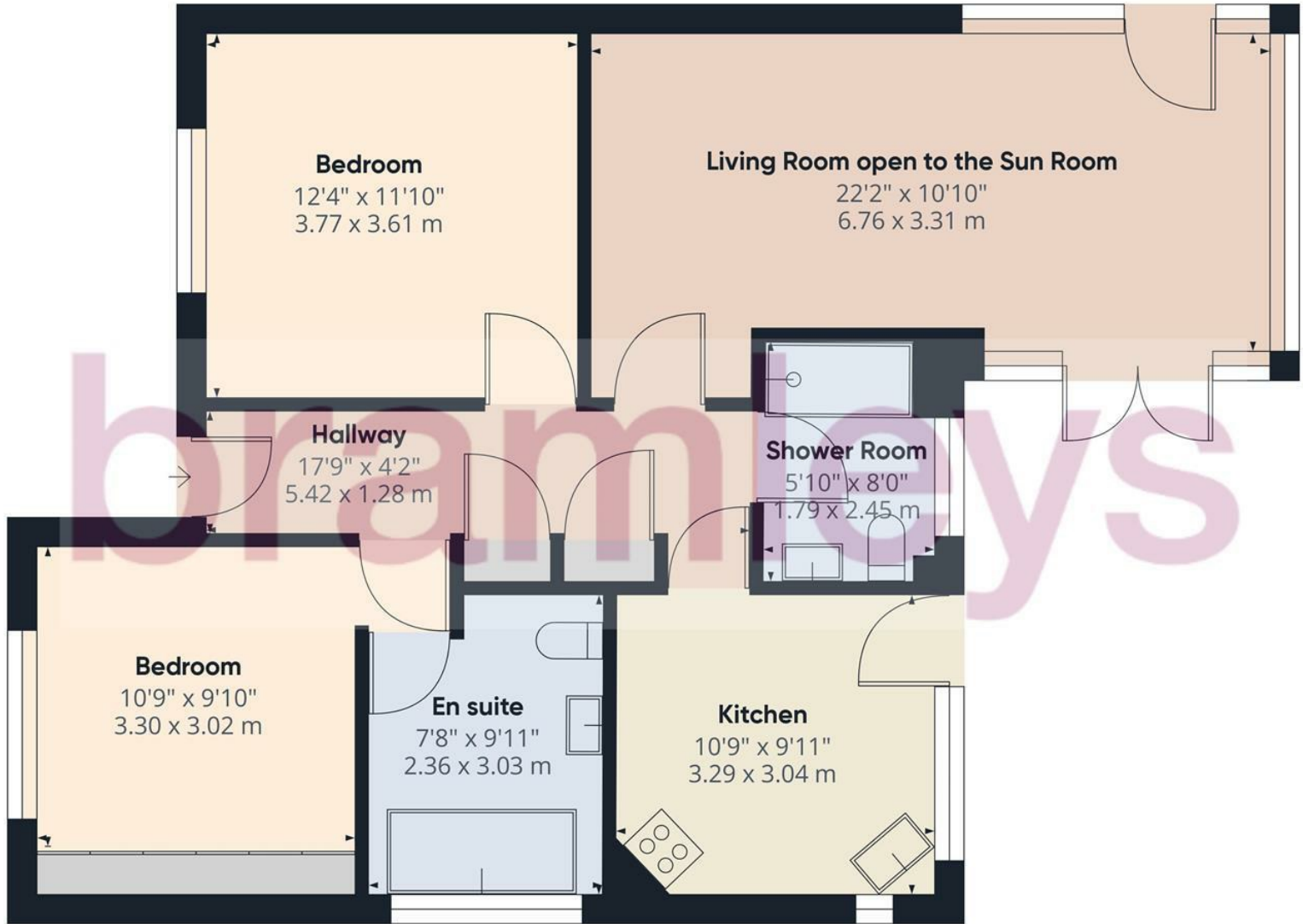
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







Approximate total area⁽¹⁾
859.9 ft²
79.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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:

1. 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.

2. 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