



8 The Ghyll, Fixby, Huddersfield, HD2 2FE

£400,000

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Offered for sale is this substantial stone built, 4 bedroomed detached true bungalow. Set on to a generous plot, in this highly desirable residential area of Fixby. The property is offered for sale with no upper chain and provides 4 good sized bedrooms, 3 reception rooms, a separate breakfast kitchen, family bathroom and separate cloakroom. It also has a security alarm system, gas fired central heating and uPVC double glazing. Externally there is an attached double garage with automated doors, off road parking for 4 vehicles and has spacious gardens to both front and rear. Only by a personal inspection can one truly appreciate the size, spacious plot and position of this outstanding detached bungalow.

Energy Rating: D





GROUND FLOOR:

A uPVC double glazed entrance door gives access to the main entrance hall.

Main Entrance Hall

Having a central heating radiator, ceiling coving and built-in linen cupboards. There is an access door which leads to the cloakroom/WC, together with loft access.

Cloakroom/WC

A 2 piece suite comprising a low flush toilet and wash basin.

Lounge

18'4" x 13'0" (5.59m x 3.96m)

Situated to the front of the property, having a uPVC double glazed bay window, central heating radiator and a gas and coal effect living flame fire set onto a marble effect hearth and back cloth with fire surround and mantel. A set of timber glazed, double doors lead through to the dining room.

Dining Room

10'8" x 11'0" (3.25m x 3.35m)

Peacefully situated to the rear of the property, having a central heating radiator, ceiling coving and sliding double glazed patio doors leading directly into the conservatory.

Conservatory

9'10" x 8'4" (3.00m x 2.54m)

Situated to the rear of the property, having full height sealed unit double glazed windows to 3 sides and sliding patio doors leading into the rear garden. The conservatory also has a fully tiled floor.

Breakfast Kitchen

13'5" x 10'10" (4.09m x 3.30m)

Peacefully situated to the rear of the property, having a range of matching modern floor and wall units with laminated working surfaces and part tiling to the walls. There is an

electric cooker point with overhead extractor fan and light, a 1.5 bowl Asterite sink unit with mixer taps and side drainer, concealed lighting to the wall units, plumbing for a dishwasher, peninsular breakfast bar with glazed display cabinets above and central heating radiator. There is also a uPVC double glazed window and rear access door.

Bedroom 4/Study

9'9" x 9'0" (2.97m x 2.74m)

Having a uPVC double glazed window, central heating radiator, built-in wardrobes with overhead store cupboards and a pair of desk units with drawer units to either side.

Bedroom 3

13'5" x 10'7" (4.09m x 3.23m)

Peacefully situated to the rear of the property, having fitted 4 door wardrobes with hanging and shelving facilities, built-in drawer units, a central heating radiator, ceiling coving and a uPVC double glazed window.



Master Bedroom

13'4" x 12'1" (4.06m x 3.68m)

Situated to the front of the property, fitted with 5 door wardrobes with hanging and shelving facilities, matching bedside drawer units, overhead bedhead cupboards and additional 6 drawer units. There are twin bedhead wall light points, a central heating radiator and a uPVC double glazed window.

Bedroom 2

11'10" (including wardrobes) x 9'0" (3.61m x 2.74m
(including wardrobes))

Situated to the rear of the property, having fitted 5 door wardrobes with hanging and shelving facilities, centre knee-hole dressing table with drawer units to either side, a central heating radiator and a uPVC double glazed window.

Family Bathroom

Being fully tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath with antique style mixer taps, shower attachment and retractable shower screen. There is a central heating radiator, uPVC double glazed window and additional electric heated towel rail.

Loft:

The loft is part boarded and therefore provides additional light storage.

OUTSIDE:

A double width tarmac driveway with parking for 4 vehicles gives access to the integral double garage. The gardens to the front of the property are shaped lawns with mature borders of flower beds, shrubs and bushes. To the rear, there is a flagged patio and shaped lawn gardens with mature borders of flowers, shrubs and evergreens.

Integral Double Garage

18'2" x 17'0" (5.54m x 5.18m)

With an automated up and over door. There are power and light points, a water tap and plumbing for automatic washing machine. There is also a separate rear access door and window.

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. Proceed straight ahead at the roundabout by the Asda supermarket. At the roundabout at Bradley Bar take the first exit into Fixby Road, turning left after approximately a quarter of a mile into Broomfield Road. Turn left towards the bottom of this road into The Fairway. Take the first left into Jilley Royd Lane and right into The Ghyll.

TENURE:

Leasehold - Term: 999 years from 30/09/1977 / Rent: £28.50 per annum

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:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range

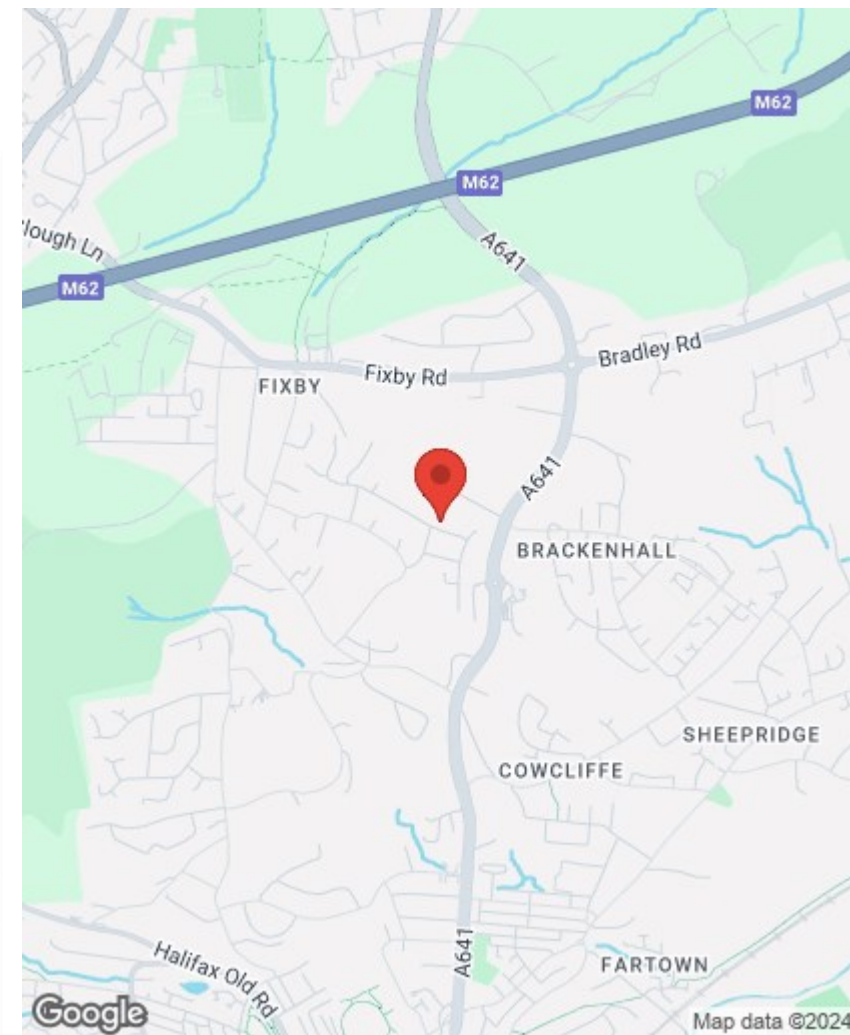
of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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.





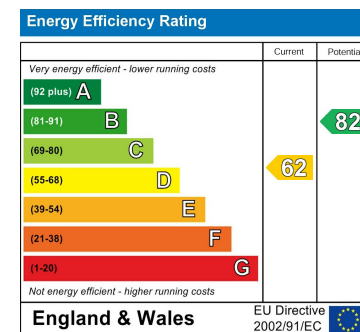


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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