



22 Jilley Royd Lane, Fixby, Huddersfield, HD2 2FQ
£549,950

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This superb detached true bungalow has it all, private landscaped gardens, double garage, large driveway, 4 bedrooms, 2 reception rooms, quality fitted breakfast kitchen with integrated appliances and quartz worktops, en-suite facilities, good size bathroom and plenty of built in/fitted storage including a large boarded loft.

Being immaculately presented throughout, with oak flooring, oak internal doors and providing peace of mind with CCTV and security alarm. Outside there is a garden room which makes a great office space and a further large garden store which provides additional storage. Located in the sought after area of Fixby which is conveniently located for access to the M62 motorway network. An ideal purchase for those requiring a property they can move straight into, don't miss the opportunity to make this lovely property your new home.

Energy Rating: D





GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

Fitted with engineered oak flooring and solid oak doors to the living accommodation. There is a large built in cupboard, LED spotlights, 2 central heating radiators and access to the loft via a hatch with pull down ladder. The loft is boarded and provides useful additional storage.

Lounge

20'4" x 12'4" (6.20m x 3.76m)

This well proportioned reception room has a living flame gas fire which is set into a marble fireplace surround and hearth. There are 2 uPVC double glazed windows, 2 central heating radiators, LED spotlights, engineered oak flooring and electrically operated blinds. The lounge is open to the dining room.

Dining Room

12'10" x 10'10" (3.91m x 3.30m)

This second reception room has a set of uPVC double glazed patio doors giving access to the garden, a central heating radiator, LED spotlights, engineered oak flooring and door which gives access to the utility room.

Kitchen

12'3" x 10'11" (3.73m x 3.33m)

Comprising a range of quality high gloss floor and wall units, Quartz working surfaces and breakfast bar, full length integrated fridge and freezer, 1½ bowl stainless steel sink with side drainer and mixer tap, 4 ring induction hob with angled overhead extractor, separate double microwave oven and grill, engineered oak flooring, integrated dishwasher, composite external door, uPVC double glazed window and electric blind.

Utility Room

16'10" x 5'6" max (5.13m x 1.68m max)

The utility room is fitted with a sink unit and working surface over, together with inset stainless steel sink with side drainer and mixer tap. There is a wall mounted central heating boiler, double glazed window to the rear, space and plumbing for washer and tumble dryer, composite external door, LED spotlights and part tiling to the walls.

Bathroom

Comprising a modern 3 piece suite incorporating a low flush WC, wash hand basin with mixer tap and vanity unit beneath and a panelled bath with wall mounted mixer tap and ceiling mounted rainwater shower head, hose attachment and glass shower screen. There is also a uPVC double glazed window, full tiling to the walls and floor, inset LED spotlights, chrome ladder style central heating towel rail, extractor fan and illuminated vanity mirror.



Bedroom 1

11'5" x 17'4" max / 13'9" min (3.48m x 5.28m max / 4.19m min)

Fitted with an extensive range of fitted furniture including wardrobes and drawers. There is a central heating radiator, uPVC double glazed window and LED spotlights.

Bedroom 2

9'2" x 17'4" max (2.79m x 5.28m max)

A double room with a central heating radiator and a uPVC double glazed window.

Bedroom 3

8'10" to robes x 13'2" max / 10'6" min (2.69m to robes x 4.01m max / 3.20m min)

Located to the rear of the property and having 4 door fitted wardrobes, a central heating radiator and uPVC double glazed window.

En suite Shower Room

Furnished with a 3 piece suite incorporating a low flush WC, vanity unit wash hand basin with mixer tap and a quadrant style shower cubicle with thermostatic mixer shower, rainwater shower head and hose attachment. There is also a chrome ladder style central heating towel rail, full tiling to the walls and floor, uPVC double glazed window, extractor fan and illuminated vanity mirror.

Bedroom 4/Study

10'11" x 8'2" (3.33m x 2.49m)

Having a central heating radiator, uPVC double glazed window with electric blind, LED spotlights and engineered oak flooring.

OUTSIDE:

The property enjoys established well maintained gardens to all sides. To the front is a tarmac driveway providing parking for a number of cars. The driveway leads to the integral double garage and there are shaped lawned sections

with rockery borders and mature shrubs and trees provide privacy. To the rear there is a further larger lawn with conifer hedging, flagged patio accessed from the dining room, ideal for alfresco dining and entertaining. There is a large garden store to the side which has internal power and lighting. The property also has an external power point, exterior lighting and CCTV/cameras.

Garden Room

16'2" x 7'3" (4.93m x 2.21m)

This great addition to the property makes a lovely office but can be utilised in a variety of different ways. Having a central heating radiator, power and lighting. This room is also alarmed.

Double Garage

17'0" x 13'5" max / 12" min (5.18m x 4.09m max / 3.66m min)

Having an electrically operated uPVC panelled double garage door, internal power and lighting. The garage has internal access from the utility room, has an internal water tap and loft hatch.

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). Continue through the traffic lights in Fartown and at the roundabout by the Asda superstore go straight ahead. Proceed to the next roundabout, taking the first left hand turning into Fixby Road. Proceed along Fixby Road taking the second left turning into Broomfield Road and the third left into The Fairway. Take the first left into Jilley Royd Lane where the property will be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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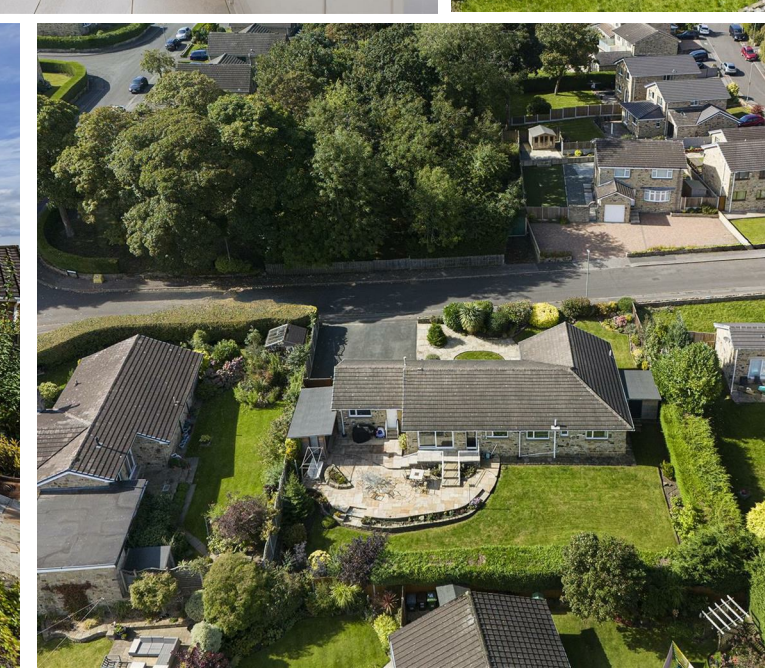
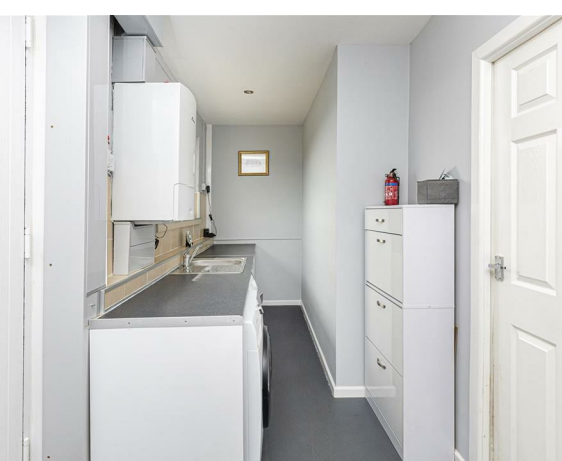
MORTGAGES:

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.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

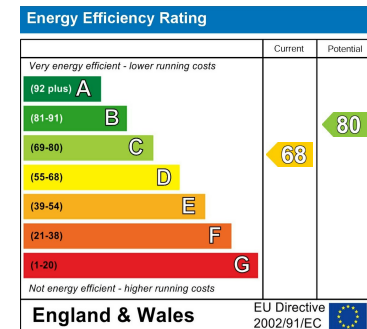
1704.03 ft²
158.31 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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