



20 The Ghyll, Fixby, Huddersfield, HD2 2FE

Reduced £510,000

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This beautifully presented detached true bungalow, has undergone extensive refurbishment by the current owners to include re-plastering throughout, electrical upgrade, replacement of the heating system and boiler, installation of quality kitchen and bathroom fittings, together with a modern orangery extension to the rear. Offering spacious accommodation comprising: entrance hall, lounge, dining room, orangery, fitted breakfast kitchen, utility room, shower room/wc, 3 double bedrooms and bathroom. Externally, there is a large double width driveway, DOUBLE GARAGE and landscaped gardens to front, side and rear. Located within the sought after area of Fixby, conveniently located for access to the M62 motorway network, this superb property truly needs to be viewed to fully appreciate.

Energy Rating: D





GROUND FLOOR:

A modern composite entrance door gives access into the property.

Entrance Hall

This spacious L shaped hallway has 2 central heating radiators, a built-in cloaks cupboard, further additional storage cupboard and access to the loft which is boarded.

Shower Room

Having been updated by the current vendors, this room now comprises of a modern shower enclosure, hand wash basin and low flush WC. There is also a ladder style radiator and a uPVC double glazed window.

Lounge

17'10" x 12'8" (5.44m x 3.86m)

The main focal point of this spacious reception room is the stone fireplace surround with log effect, living flame gas fire. Plenty of natural light floods through the uPVC double glazed

windows to the front and side elevations and large glazed double doors give access to the dining room. The lounge also has 2 central heating radiators.

Dining Room

11'1" x 10'7" (3.38m x 3.23m)

Fitted with modern Amtico flooring, 2 central heating radiators, a uPVC double glazed bay window to the side and glazed French doors lead into the orangery.

Orangery

10'0" x 9'5" (3.05m x 2.87m)

This fabulous additional reception room overlooks the rear garden and enjoys a good degree of privacy, as well as lots of natural light from the double glazed windows and glass atrium roof. The Amtico flooring continues from the dining room and there are ample spotlights to the ceiling, a large vertical radiator, together with fitted blinds and a set of French doors which lead out to the patio and rear garden.



Breakfast Kitchen

13'3" x 10'10" (4.04m x 3.30m)

This modern fitted kitchen has a feature central island unit with Silestone worktop and an extensive range of wall and base units, drawers and a tall pull-out larder. The Silestone worktops continue throughout the kitchen and integrated appliances include an induction hob, AEG double oven, dishwasher, fridge and freezer. Also having an inset sink unit with mixer tap, Amtico flooring, a contemporary radiator, uPVC double glazed window and composite external door.

Utility Room

8'8" x 7'5" (2.64m x 2.26m)

The utility has additional storage cupboards, space and plumbing for a washing machine and dryer and an additional sink unit. The Amtico flooring continues into this room, where there is also a central heating radiator and access into the double garage.

Master Bedroom

13'3" x 10'5" (4.04m x 3.18m)

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

Bedroom 2

12'0" x 11'8" (3.66m x 3.56m)

Another double bedroom currently accommodating 2 single beds with ample room for additional furniture. Also having a central heating radiator and uPVC double glazed window.

Bedroom 3

12'1" x 8'10" (3.68m x 2.69m)

Another double room, fitted with a central heating radiator and 2 uPVC double glazed windows.

Bathroom

This modern 4 piece suite which comprises of a vanity sink unit with storage beneath, low flush WC, bath with shower above and screen, and a bidet. There is also a contemporary radiator and uPVC double glazed window.

OUTSIDE:

The front garden has a lawn with well stocked mature planted borders which provide an array

of colour in the warmer months. The double tarmac driveway provides off road parking for a number of vehicles and there is an electric vehicle charging point to the side. There is a double garage and gated access to both sides of the bungalow, which lead to a flagged patio and path which leads around to the rear of the property. To the rear there is a raised lawn which has a seating area towards the back of the garden and surrounding shrubs and hedging provide privacy and a pleasant green backdrop. To the side of the property is a planted rockery.

Double Garage

21'0" x 18'1" (6.40m x 5.51m)

With 2 electrically operated roller shutter doors and storage within the roof space. The garage houses the central heating boiler, has uPVC double glazed windows, sink unit and 3 central heating radiators.

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:

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.

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