



44 Ganton Way

Fixby, Huddersfield, HD2 2ND

A superb opportunity to purchase this three bedroom detached bungalow at the head of this sought after cul de sac with beautiful far reaching views and wooded section of Fixby Golf Club to the rear. The property has plenty of off road parking, a detached double garage with solar panels and spacious gardens to front and rear. Briefly comprises entrance lobby, inner oak floored hallway, lounge, breakfast kitchen and open plan dining room. Three good sized bedrooms, master with ensuite and a family bathroom. Parking, double garage, "Breeze House" garden entertaining room and a greenhouse.

O.I.R.O £425,000

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- THREE BEDROOM DETACHED TRUE BUNGALOW
- STUNNING HEAD OF CUL DE SAC POSITION BACKING ONTO THE GOLF COURSE
- FABULOUS OPEN PLAN DINING KITCHEN, GARDEN ROOM AND LOUNGE
- MASTER BEDROOM WITH ENSUITE AND LUXURY FAMILY BATHROOM
- BEAUTIFUL GARDEN WITH GREENHOUSE AND "BREEZE HOUSE SAVANNAH" GAZEBO
- DETACHED DOUBLE GARAGE WITH 2 EV CHARGE POINTS AND PLENTY OF OFF ROAD PARKING

Entrance

Hallway

Lounge

14'0" x 13'0" (4.27m x 3.96m)

Dining Kitchen

20'9" x 11'0" (6.32m x 3.35m)

Dining/Family Room

9'10" x 9'0" (3.00m x 2.74m)

Family Bathroom

7'7" x 7'2" (2.31m x 2.18m)

Master Bedroom

9'10" x 9'6" (3.00m x 2.90m)

Ensuite/Wetroom

5'10" x 4'11" (1.78m x 1.50m)

Bedroom 2

12'7" x 8'8" (3.84m x 2.64m)

Bedroom 3

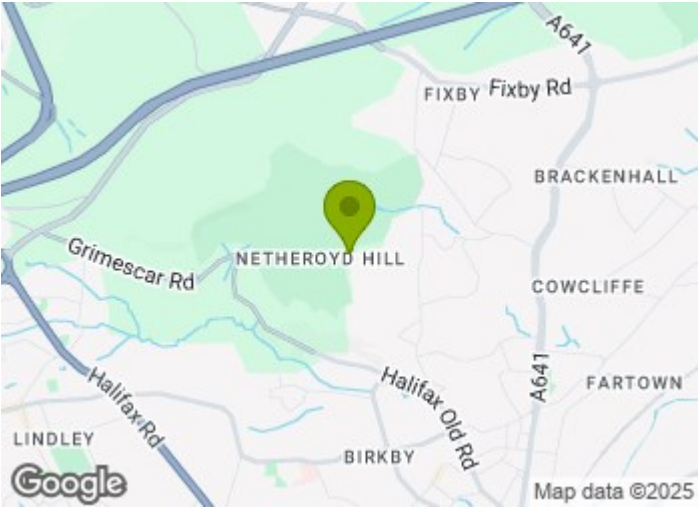
10'0" x 9'6" (3.05m x 2.90m)

Parking and Double Garage

16'8" x 16'8" (5.08m x 5.08m)

Garden

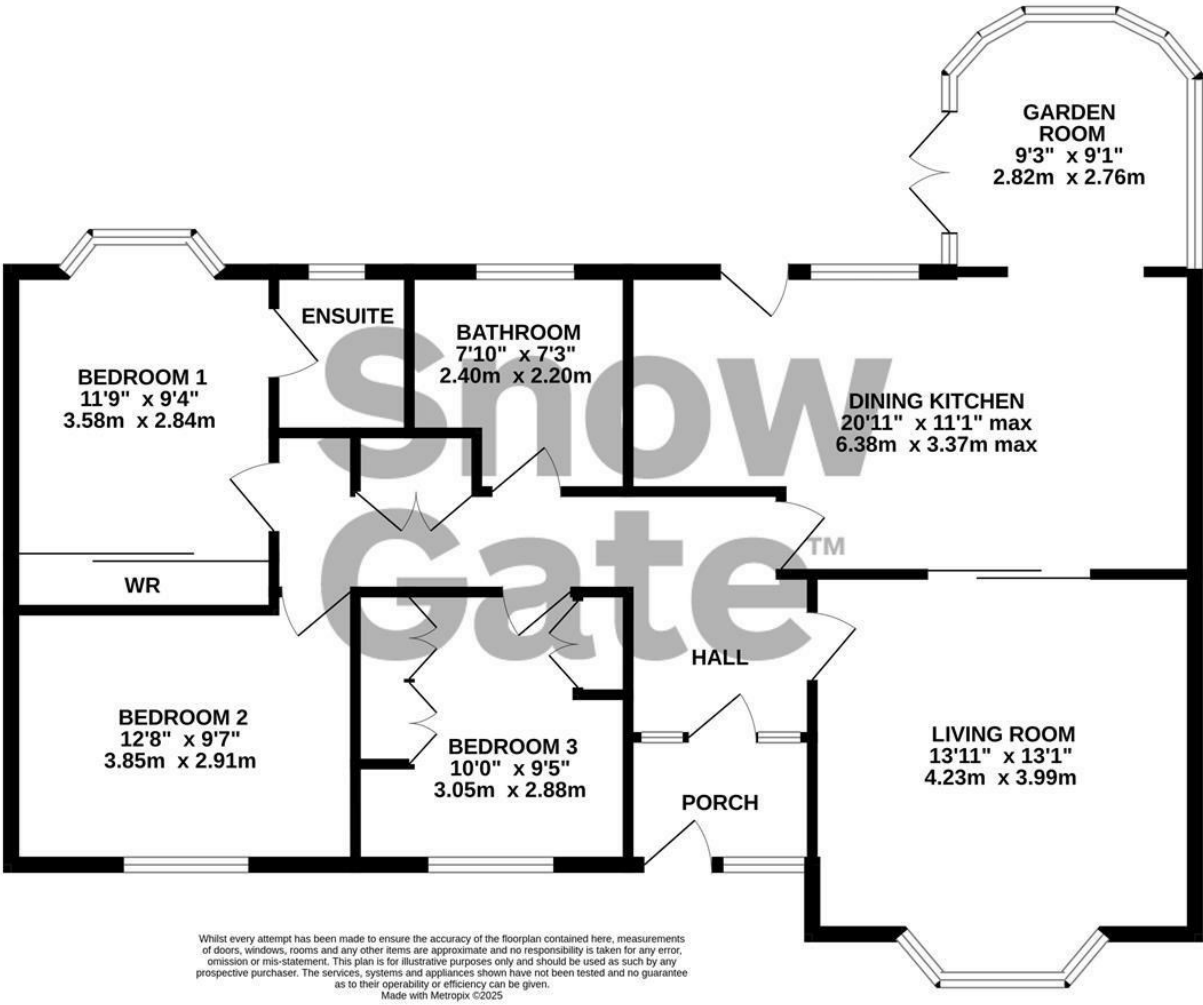
Technical Specification



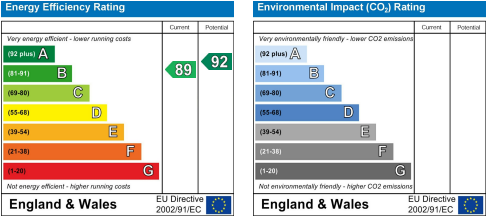
Directions



Floor Plan



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