



The Ghyll, Fixby, Huddersfield HD2 2FE

welcome to

The Ghyll, Fixby Huddersfield

PRACTICALLY PERFECT IN EVERY WAY> Pristinely presented true bungalow with modern entertaining kitchen/diner, bathroom and shower room alongside fabulous sized, well maintained rear garden. Driveway parking leading to garage at the front. Ideal forever home that suits ALL types of buyers.



Ground Floor

Entrance

Enter the property via a uPVC external door into the entrance hall having Karndean flooring.

Lounge

17' 8" x 12' 9" (5.38m x 3.89m)

Being fitted with a wall mounted gas fire and having ceiling coving, central heating radiator and uPVC double glazed window to front.

Dining Kitchen

20' 4" max x 17' 10" max (6.20m max x 5.44m max)

This generously proportioned dining kitchen has been fitted with a range of contemporary white gloss base and wall units with complementary Corian working surfaces over. There is an inset Corian sink with side drainer and mixer tap and matching dining table, an array of integrated appliances including fridge freezer, dishwasher, four ring induction hob with overhead ceiling mounted extractor fan and double oven with warming drawer. The kitchen also has a uPVC double glazed window, inset ceiling spotlights, 2 central heating radiators, porcelain tiled flooring and 2 sets of double glazed bi-folding doors giving access to the rear garden.

Shower Room

Comprising a modern 2 piece white suite and wet room style shower area with thermostatic mixer shower. There is a low flush WC, wall mounted wash hand basin with mixer tap and vanity cupboard beneath. Full tiling to the walls and floor, uPVC double glazed window and a chrome ladder style central heating towel rail.

Bathroom

Comprising a 4 piece white suite incorporating a concealed flush WC, wash hand basin with vanity cupboard beneath, a panelled bath with mixer tap and a quadrant style shower cubicle with thermostatic mixer shower. Full tiling to the floor and walls, a chrome ladder style central heating towel rail and a storage cupboard.

Bedroom One

18' x 11' (5.49m x 3.35m)

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

Bedroom Two

13' x 11' 3" (3.96m x 3.43m)

Having a central heating radiator and uPVC double glazed window.

Bedroom Three

7' 8" x 7' 7" (2.34m x 2.31m)

Situated to the front of the property and having a central heating radiator and uPVC double glazed window.

External

To the front there is a section of lawned garden with mature shrub borders and a tarmac driveway which leads to an integral double garage.

To the rear there is a well proportioned section of lawned garden which is bordered by mature shrubs and trees, 2 flagged seating areas, summer house and garden pond.

Garage

18' 3" x 17' 1" (5.56m x 5.21m)

Having a stainless steel sink unit with space and plumbing for an automatic washing machine beneath, 2 uPVC double glazed windows, a floor standing central heating boiler and electric roller shutter door.



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welcome to

The Ghyll, Fixby Huddersfield

- MODERN SINGLE STOREY LIVING
- THREE DOUBLE BEDROOMS
- MULTI CAR DRIVEWAY AND GARAGE WITH WORKSHOP SPACE
- SPACIOUS ENCLOSED GARDENS TO THE REAR
- QUIET AND PRIVATE LOCATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116019 - 0005

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