



**Ganton Way, Fixby, Huddersfield HD2 2ND**

**welcome to**

**Ganton Way, Fixby Huddersfield**

Peaceful and private bungalow backing to protected woodland. 3 double bedrooms on spacious detached plot with modern kitchen, cozy lounge with log burner and sunroom out to garden. driveway and double garage.



### **Lounge**

12' 11" x 13' 11" ( 3.94m x 4.24m )

Superbly spacious reception room warmed by a multi-fuel log burner and central heating radiator. Double glazed bay window to the front and sliding doors to the kitchen diner.

### **Kitchen Diner**

11' 1" x 20' 10" ( 3.38m x 6.35m )

Fantastic sized kitchen diner fitted with a range of bespoke white fronted base and wall units with black granite effect work surfaces and splashbacks. Integrated oven, hob, grill, microwave, dishwasher and washing machine. With ceiling spotlights, oak flooring, double glazed window to the conservatory and sliding patio doors to the conservatory.

### **Conservatory**

8' 10" x 18' 4" ( 2.69m x 5.59m )

Spacious conservatory room with reflective sun film for heat control. Laminate flooring, central heating radiator. Double glazed windows and patio doors to the rear garden.

### **Bedroom One**

9' 4" x 13' 6" ( 2.84m x 4.11m )

Spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### **Ensuite**

With Jacuzzi shower, low flush WC and wash hand basin. Heated towel warmer/radiator, fully tiled and window to rear.

### **Bedroom Two**

9' 6" x 12' 6" ( 2.90m x 3.81m )

Second spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### **Bedroom Three**

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

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### **Bathroom**

Shower cubicle, low flush WC and wash hand basin. Tiled walls and window to the rear.

### **Garage**

15' 8" x 16' 8" ( 4.78m x 5.08m )

Fantastic sized garage with full power.

### **External**

Externally to the rear is a great sized garden with decked area leading to turf offering complete privacy backing to woodlands and not overlooked by any other houses. The front has large driveway for multiple vehicles alongside double garage.



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## Ganton Way, Fixby Huddersfield

- Sizeable, detached bungalow
- Double garage and driveway for multiple vehicles
- Very private plot not overlooked
- Modern kitchen with high quality materials
- Great sized garden
- Ensuite master bedroom

Tenure: Freehold EPC Rating: C

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

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