



The Ghyll, Fixby, Huddersfield, HD2 2FE

welcome to

The Ghyll, Fixby, Huddersfield

****TOP OF THE PLOTS**** Rarely available beautifully refurbished stone detached bungalow in one of Huddersfield's most sought after suburbs. A generously sized bungalow on a particularly generous plot within easy distance of well regarded schools and ample local amenities. A super family home!



Entrance Hall

Practical, good sized porch. Upvc door into porch with laminate flooring, radiator and door to dining room.

Lounge

13' 10" x 21' 10" (4.22m x 6.65m)

Wow! A superbly sized lounge flooded with natural light via dual aspect windows and sliding patio doors, a fantastic entertaining space where the celebration can spill easily into the private rear garden. A modern neutral finish with laminate flooring make this the perfect canvass to suit any buyer. Two radiators warm the room.

Kitchen

16' 10" x 9' 3" max (5.13m x 2.82m max)

Newly fitted modern white gloss kitchen that has been very well thought out with a separate defined utility area. The double glazed window to the rear offers fabulous views to Emley Moor and a stable style door leads to the rear garden. There is a good range of wall and base units with complimentary work tops over, an integrated gas hob and electric oven with extractor fan and hood over and sink and drainer with mixer tap The walls are partly tiled and there is quality vinyl wood effect flooring. The utility area has space for washing machine, tumble dryer and dishwasher. A radiator completes the room.

Dining Room/Second Reception

10' 2" x 14' 10" (3.10m x 4.52m)

An L-shaped generously sized second living space that leads to the kitchen and the lounge. With neutral laminate flooring and a double glazed window to the front, Look ahead to the kitchen, turn right to the double doors that take you to the lounge and turn left to the inner hallway that leads to the bedrooms and bathrooms.

Bedroom One

11' 4" x 13' 9" (3.45m x 4.19m)

A spcaious sized room with a feature arch window, a second double glazed window to the front, radiator and laminate flooring.

Shower Room

Newly fitted modern shower room with fully tiled walls and flooring. Another generously sized room with a ladder style towel warmer/radiator and a feature porthole window. The suite comprises of a low flush WC, wash hand basin with vanity unit under and a double shower cubicle with two shower heads. Also having an extractor fan.

Bedroom Two

11' 5" x 14' (3.48m x 4.27m)

A second generously sized bedroom with a double glazed window to the front, radiator and laminate flooring

Bedroom Three

10' x 15' 5" (3.05m x 4.70m)

Yet another good sized bedroom with laminate flooring, radiator and a double glazed window to the front.

Bedroom Four

11' 7" x 10' 8" into doorway (3.53m x 3.25m into doorway)

A generously sized bedroom with laminate flooring, radiator and double glazed window to the rear.

Bathroom

Newly fitted with a modern finish with boasting fully tiled walls and flooring. Having a ladder style towel warmer/radiator and a double glazed opaque window. The suite comprises a bath with double shower head over, wash hand basin with vanity unit under and a low level WC. Also having an extractor fan.

Bedroom Five/Study

7' 5" x 8' 3" (2.26m x 2.51m)

A good sized bedroom/study with a double glazed window to the rear, laminate flooring and a radiator.

Outbuildings

22' 1" x 17' (6.73m x 5.18m)

An attached double garage with light and power and a pedestrian door and window to the rear garden

that could easily be converted to an annex room, granny flat or work space subject to necessary permissions.

External

Situated on a really generous corner plot, with lawn to front and both sides and a few steps lead down to front door. To the left hand side is a double driveway leading to double attached garage.

To the right, planning agreed to drop the kerb.



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welcome to

The Ghyll, Fixby Huddersfield

- Fully Refurbished To A Superb Specification That Will Suit Families Of All Ages
- Boasting Five Bedrooms & Two Bathrooms
- Highly Sought After Location On A Prime Substantial Corner Plot
- To the right, planning agreed to drop the kerb
- Modern, Neutral Walk In Condition

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118912 - 0004

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