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**Gernhill Avenue, Fixby  
Huddersfield,**

**Offers in the region of  
£600,000**

#### MARTIN THORNTON PLATINUM

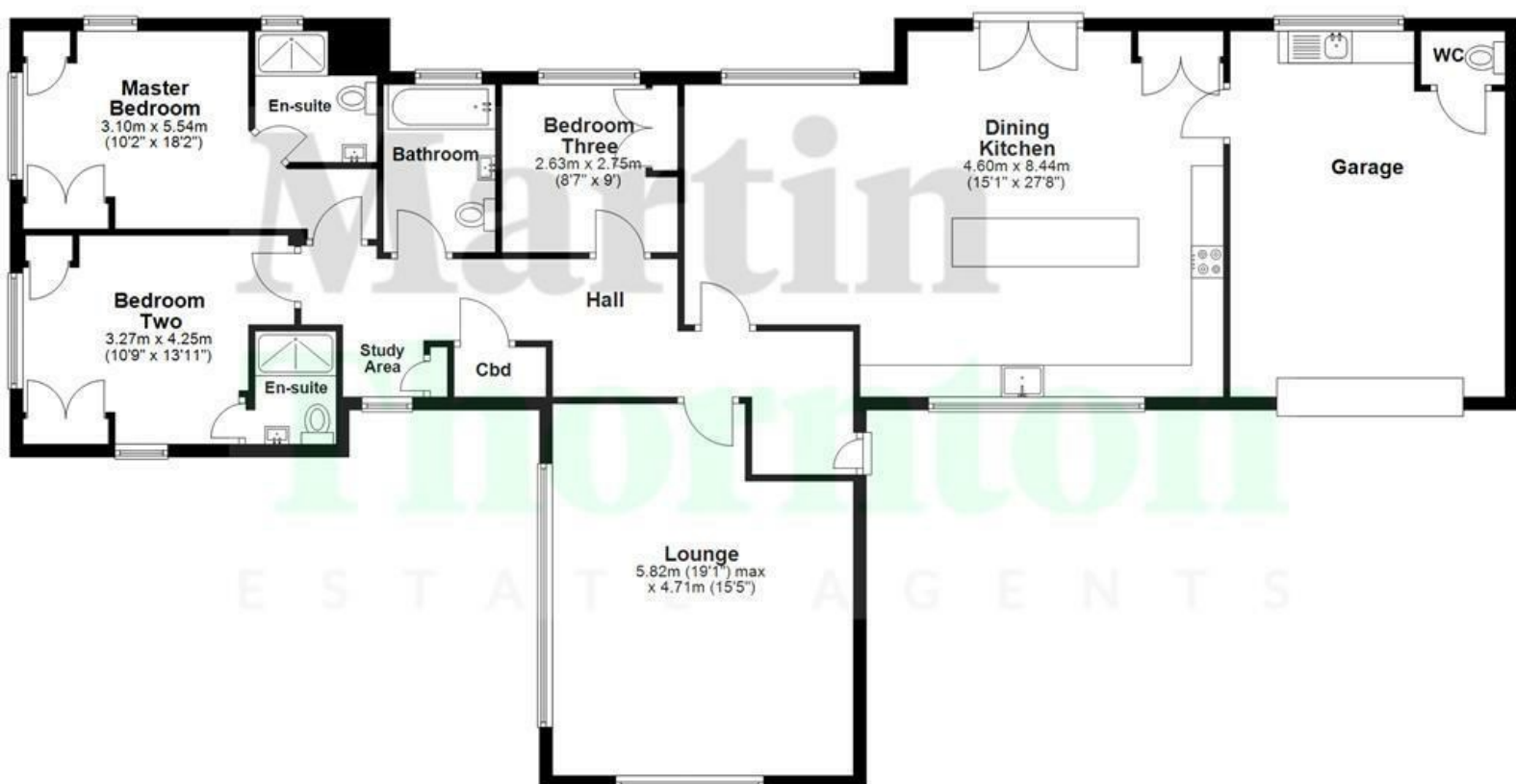
Standing towards the end of a tree-lined road within a spacious, landscaped plot is this well-appointed, redesigned and updated three-bedroom detached true bungalow. It enjoys a southerly aspect to the front, extensive parking on the driveway and a garage. The property would make an ideal commuter base, with ease of access to the M62 motorway network. It is also close to the train station in Brighouse and a golf course. The interior is light and bright and an internal inspection is an absolute must. The spacious accommodation comprises a large entrance hallway incorporating an open-plan study area, a large open-plan dining kitchen with integrated appliances, a large living room with a dual aspect, three bedrooms (two with en suite shower rooms, and a bathroom). The property has a gas-fired central heating system, uPVC double-glazing and a comprehensive security system. Externally, the driveway has been widened and offers parking for numerous vehicles, along with access to an integral garage with an automatic door, the rear of which is a utility area, along with a WC. The landscaped gardens are predominantly to the left-hand side and rear of the property. There are stone flagged pathways, seating areas and mature beds and borders. Our clients purchased extra land to increase the garden size. Early inspection is highly recommended.

# Gernhill Avenue, Fixby Huddersfield,

## Floorplan



### Ground Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Gernhill Avenue, Fixby Huddersfield,

## Details



### Entrance Hallway



A composite external entrance door with a decorative opaque glazed panel gives access to the entrance hallway. The wide hallway is light and bright with neutral decor and is presented to a high standard. The initial portion has floor tiling and adjoining this is carpeting. There is a useful walk-in storage cupboard with a hanging rail and shelving. The hallway has deep cornice style coving and a radiator. Towards the end of the hallway is the study area.

### Living Room



From the hallway, a door opens into the living room, which is positioned at the front of the property. It is particularly light and bright and can accommodate a good amount of furniture. The front of the property enjoys a southerly aspect and this room has a dual aspect, with large windows. The centrepiece of the room is a limestone fire surround with a

matching raised hearth and inlay, home to a coal effect gas fire. There is deep cornice style coving and a radiator.

### Dining Kitchen



A timber and glazed door leads into the dining kitchen, which certainly has the wow factor. This large open-plan eating, entertaining and sitting space has been redesigned by our clients from its original layout. The kitchen area has an extensive array of units to high and low levels with granite worktops, extending into the front window sill, matching upstands. A separate island unit has oak worktops, extending to create a breakfast bar area with storage beneath. There is a rectangular Belfast style sink with mixer tap and a grooved draining area. Integrated appliances include a Neff oven with matching microwave/combi oven, fridge freezer and dishwasher. The room has oak flooring throughout, uPVC windows to front and rear elevations and uPVC French doors leading out onto the rear patio. There is plenty of space for a large dining table and sitting space. It has ceiling downlighting within the kitchen and two radiators. A door leads into the attached garage.

### Garage

The rear portion serves as a utility area with base units, a worktop and a stainless steel sink. There is plumbing for an automatic washer and space for a dryer. This area houses the boiler for the central heating system.

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## Details



### Study Area



Positioned at the front of the bungalow, this area has a uPVC window, a built-in desk with an oak worktop and drawers. There is a built-in floor-to-ceiling cupboard. The hallway and the study area have radiators.

### Bedroom One



This double bedroom enjoys a dual aspect with windows to the front and side overlooking the gardens. It has built-in wardrobes, space for further furniture, provision for a wall-mounted TV and a radiator. Being the master bedroom, this room has its own en suite shower room.

### En Suite Shower Room



This room has a white suite comprising a double shower cubicle with a tiled interior, a hand-held shower attachment and a waterfall style shower fitting; a rectangular hand basin with shelved storage beneath and a low-level WC. There is appropriate tiling to the walls, with decorative mosaic style borders, an illuminated mirror, grey vinyl flooring, an extractor fan and an upright chrome ladder style radiator.

### Bedroom Two



This double bedroom has built-in wardrobes and a dual aspect, with windows to the side and rear overlooking the gardens. It has space for further furniture and a radiator. This room also has its own en suite shower room.

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### En Suite Shower Room



This room has a white suite comprising a double shower cubicle with a tiled interior, a hand-held shower attachment and a waterfall style shower fitting; a rectangular hand basin with storage beneath and a low-level WC. There is appropriate tiling to the walls, with decorative mosaic style borders, an illuminated mirror, an extractor fan and an upright chrome ladder style radiator. To the rear elevation, there is a uPVC window.

### Bedroom Three



This good-sized third bedroom is positioned at the rear of the property and has a built-in wardrobe, a radiator and a uPVC window overlooking the garden. A drop-down ladder gives access to useful storage within the loft space.

### Bathroom



The bathroom has a three-piece suite comprising a panelled bath, a rectangular hand basin with storage cupboards below and a low-level WC with a concealed cistern. It has built-in shelving, perfect for toiletries, etc., an illuminated mirror, appropriate tiling to the walls and grey vinyl cushion floor. There is an opaque uPVC window and a radiator.

### External Details



The property occupies a sizeable plot and the gardens have been redesigned and landscaped, along with the driveway widened to create extensive parking for numerous vehicles and access to the integral garage. The garden has perimeter walling and fencing, along with a pathway and adjoining lawn. There are mature beds and borders, a low-level box style hedge, laurel bushes, flower beds and borders with use of railway style sleepers. A raised lavender flower bed is set to a low level wall and a stone flagged patio area enjoys a southerly aspect. The paved pathway continues around to the right-hand side of the property, where steps lead up to the side lawn. This has perimeter fencing, laurel bushes and a circular flowerbed. Our clients purchased an additional piece of land to increase the size of the plot. The rear garden

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## Details



has a level lawn with mature flowerbeds, borders, rose bushes and fruit trees. A large paved patio has two raised flower and soft fruit beds, and can also be accessed from the French doors in the dining kitchen. There is external water, lighting and power. A sturdy lockable timber gate gives access to an additional paved area, where there is a useful timber storage shed.

### Integral Garage



The garage has an automatic up-and-over door, power and lighting. The rear portion is utilised as a utility area. There is a radiator and a WC.

### Tenure

The vendor informs us that the property is freehold.

# Gernhill Avenue, Fixby Huddersfield,

Directions

