

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 32 The Ghyll

Fixby, Huddersfield, HD2 2FE

Offers in the region of £420,000



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## Entrance Hallway

Enter this property through a PVCu door into this deceptively spacious property with a neutral carpet. Access to the kitchen diner, living /dining room and ground floor WC.

## Ground Floor WC

A partially tiled ground floor WC, comprising of a concealed cistern WC, an inset wash basin vanity unit. Also benefitting from a large storage cupboard, a chrome towel rail and mirror.

## Living / Dining Room

A large living / dining room, with PVCu bay window to front aspect and a marble fireplace with gas fire taking pride of place. An archway through to the dining room with PVCu patio doors with glass side panels overlooking the rear garden.

## Kitchen Diner

This kitchen diner is to the rear of the property and has solid oak matching wall and base units, laminate flooring, laminate work surfaces and tiled splashbacks. Intergrated appliances comprise of: a single electric oven, a gas hob, an extractor, a combination microwave/oven/grill, a dishwasher and a fridge. Benefitting from twin PVCu windows to rear. Access to utility and second reception room.

## Utility

A useful utility room with tiled flooring, matching wall and base units, laminate work surfaces, a stainless-steel sink and drainer and one free standing space with plumbing for a washing machine. A composite door leads out to the side of the property and an integral garage door.

## Second Reception Room

A second reception room leads off from the kitchen, with laminate flooring. PVCu patio doors and a PVCu window to rear aspect.

## Landing

A landing with neutral carpet and PVCu window to side elevation. Access to all bedrooms, house bathroom and loft. Benefitting from a large storage cupboard.

## Master Bedroom

A spacious double bedroom with fitted wardrobes and dressing table. PVCu window to front elevation overlooking front lawn. Access to en-suite.

## En-suite

A fully tiled En-suite with tiled flooring. Comprising of an inset wash basin with an underneath vanity unit and a corner shower with glass doors. Benefitting from a chrome towel rail and a mirror.

## Bedroom Two

To the rear is a second double bedroom with fitted wardrobes and dressing table. PVCu window to rear elevation.

## Bedroom Three

A third double bedroom with fitted wardrobes and dressing table. PVCu window to front aspect.

## Bedroom Four

A single bedroom with fitted sliding wardrobes. PVCu window to rear elevation.

## House Bathroom

A large partially tiled house bathroom with tiled flooring. Comprising of a concealed cistern WC, an inset wash basin with vanity unit, a jacuzzi bath and a

corner shower with glass doors. Benefitting from a chrome towel rail, a mirror and a cabinet. PVCu privacy window to rear.

### Exterior

This property sits on a large plot and has private and enclosed gardens with lawns, trees and shrubs to two sides. There is a paved patio area and a summer house with decking. Access to the front of the property down both sides. To the front of the property is a tarmac driveway (parking for two cars) leading to a double garage with an electric up and over door. A further enclosed front garden with mature trees and shrubs.

### Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



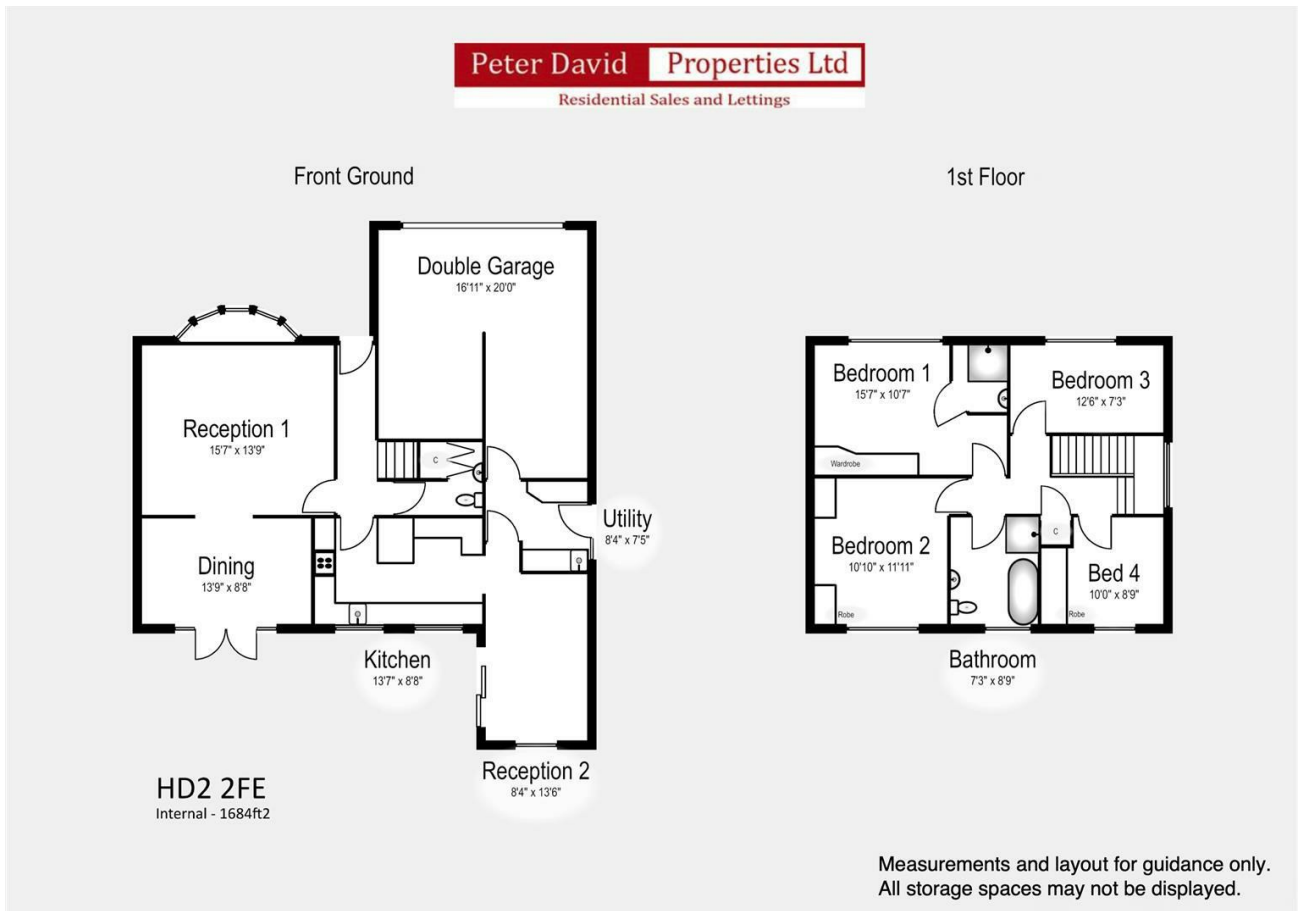
## Hybrid Map



## Terrain Map



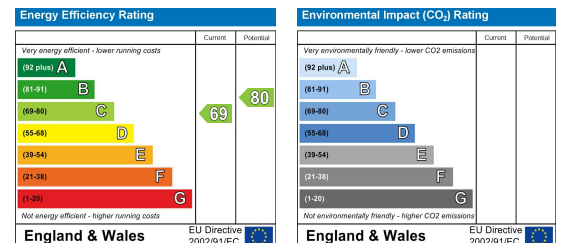
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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