



8 Gleneagles Way, Fixby, Huddersfield, HD2 2NH
Offers Over £350,000

bramleys

This 3 bedroom, stone built detached true bungalow is situated on a generous plot in this highly desirable residential area of Fixby. Having a spacious L-shaped lounge/dining room, the property is further enhanced by a conservatory to the rear, uPVC double glazing and gas fired central heating. Boasting en suite facilities to the master bedroom and having a fully tiled 4 piece family bathroom. Together with a larger than average single garage and spacious gardens, the property would make an ideal purchase for those looking towards retirement.

Only by a personal inspection can one truly appreciate the size, position and quality of this outstanding detached bungalow.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC double glazed entrance door.

Entrance Hall

With a central heating radiator and a door which gives access to the lounge/dining area.

Lounge/Dining Area

15'10" x 22'2" max (4.83m x 6.76m max)

A most spacious L-shaped reception room, having a uPVC double glazed window to the front and a set of uPVC double glazed French doors to the rear which lead into the conservatory. There is also a multi-fuel stove, sunken LED lighting and 2 central heating radiators.

Conservatory

12'1" x 9'6" (3.68m x 2.90m)

Peacefully situated to the rear of the property, having uPVC double glazed windows to 3 sides and a set of French doors which give access to the rear garden. There are also 2 central heating radiators.

Kitchen

10'10" x 9'9" (3.30m x 2.97m)

Peacefully situated to the rear of the property, having a range of matching handmade wall and base units with Corian work surfaces, 4 ring gas hob with in-built oven and overhead extractor fan and light, plumbing for a washing machine and dishwasher, integrated fridge and a central heating radiator. There is also Amtico flooring, uPVC double glazed windows and a rear access door.

Inner Hallway

With a central heating radiator and gives access into:-

Bedroom 1

12'0" x 11'5" (3.66m x 3.48m)

Having a range of fitted 8 door wardrobes with hanging and shelving facilities, overhead bedhead store cupboards and matching bedside drawer units. There is also a central heating radiator, uPVC double glazed window, sunken LED lighting and pelmet lighting to the bedhead.

Bedroom 2

9'10" x 9'8" plus entrance area (3.00m x 2.95m plus entrance area)

Peacefully situated to the rear of the property, with built-in 4 door wardrobes. There are matching bedside drawer units with overhead store cupboards and LED pelmet lighting above, a central heating radiator and uPVC double glazed window.

En suite Shower Room

Being fully tiled to both the walls and floor. The en suite is furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and corner shower cubicle. There is a chrome ladder style radiator and uPVC double glazed window.

Bedroom 3

9'9" x 8'7" (2.97m x 2.62m)

Having a range of fitted furniture including double wardrobes with overhead bedhead store cupboards, pelmet LED lighting, matching bedside drawer units, centre knee hole dressing table with drawer units to either side, sunken LED lighting, uPVC double glazed window and a central heating radiator.



Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, ceramic wash basin with cupboards beneath and chrome mixer taps, separate shower cubicle with rainwater head and additional hose attachment, together with a deep sunk panelled bath with central mixer taps and additional hose attachment. There is full tiling to the walls, Amtico style flooring, chrome ladder style radiator, LED lighting and a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a double width tarmacadam driveway with adjacent lawns, with flowerbed borders. The driveway leads to the integral garage. To the rear, there is a Yorkshire stone flagged patio, with steps rising up to the lawned gardens, which have mature borders of bushes, trees and evergreens. There is a vegetable garden, power and water tap.

Garage

22'0" x 11'5" (6.71m x 3.48m)

A larger than average single garage, with power/light points.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield on Bradford Road and at the Hill House traffic lights take a left hand turning into Halifax Old Road and continue along this road, passing through the traffic lights and then take a right hand turning into Cowcliffe Hill Road. Shortly after passing the Shepherds Arms Public House, take a left hand turning into Sandwich Crescent and then left into Gleneagles Way. The subject property will be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

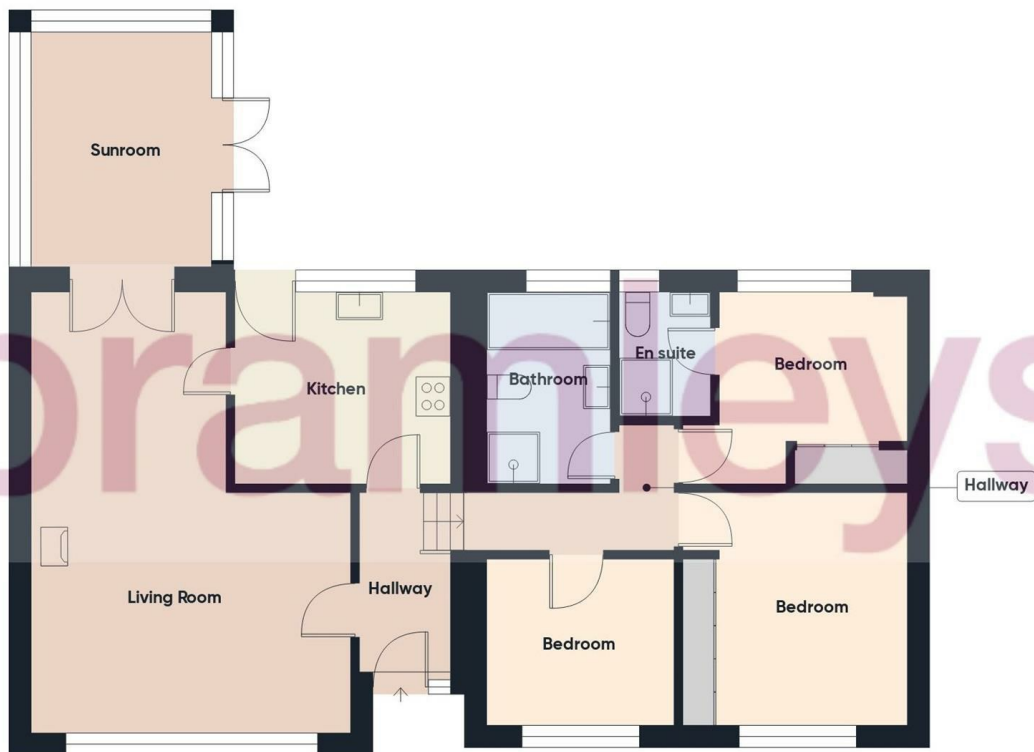
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.








CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		62	83
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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