



31 Gleneagles Way, Fixby, Huddersfield, HD2 2NH  
£265,000

bramleys





This detached true bungalow is situated in this popular and highly desirable residential area of Fixby. Offering tidy, well maintained accommodation ready to move straight into with neutral decor, plenty of built in/fitted storage and comprising: entrance hall, kitchen, spacious lounge with double aspect windows, 2 DOUBLE BEDROOMS both with fitted wardrobes, separate WC and a shower room with built in airing cupboard. The property has a modern gas fired central heating boiler under warranty until 2028, new roof fitted in 2020, uPVC double glazing, security alarm, two driveways providing off road parking, garage, garden to front and lawn to rear which enjoys a pleasant aspect towards Emley Moor. Available with NO VENDOR CHAIN and VACANT POSSESSION.

Energy Rating: D





## GROUND FLOOR:

### Entrance Hall

The entrance hall is accessed via a uPVC entrance door and has a central heating radiator and fitted cloaks cupboards.

### Kitchen

12'6" x 9'0" (3.81m x 2.74m)

The kitchen has a serving hatch to the lounge, an external door to the side, uPVC double glazed window to the front and a range of wall and base units with working surfaces over and tiled splash back, space for a tall fridge freezer and plumbing for a washing machine, gas cooker point with extractor above and a stainless steel sink unit.

### Lounge

16'10" x 14'5" (5.13m x 4.39m)

This spacious reception room enjoys plenty of natural light

from the side and rear uPVC double glazed windows with the rear window enjoying views over the garden and beyond towards Emley Moor Mast. There is an electric fire and a central heating radiator.

### Bedroom 1

12'9" x 9'10" (3.89m x 3.00m)

Situated to the front and having a central heating radiator, fitted wardrobe and a uPVC double glazed window.

### Bedroom 2

10'9" x 9'10" (3.28m x 3.00m)

Being situated to the rear this double room has fitted robes to one wall, a central heating radiator and a uPVC double glazed window which overlooks the rear garden with view beyond.

### Separate WC

Having a wc, hand wash basin, part tiled walls and a uPVC double glazed window.

### Shower Room

The shower room has a built in airing cupboard, shower enclosure, pedestal wash hand basin, part tiled walls and a ladder style radiator. There is a uPVC double glazed window to the side elevation.

### OUTSIDE:

To the front is a driveway which provides off road parking and leads to the garage which measures 8'8 ave x 16'1. The garage houses the modern central heating boiler and has a rear personal door and side uPVC double glazed window. To the right of the bungalow at the front is an additional driveway which provides a single parking space. The front garden is flagged for easy maintenance with a section stocked with a variety of shrubs. A path to the side leads to the rear garden which has a lawn and flagged patio with hedging on the perimeter.



### 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 with Spaines Road, and then take a right hand turning into Cowcliffe Hill Road, and shortly after passing the Shepherds Arms Public House, take a left hand turning into Sandwich Crescent and then left onto Gleneagles Way.

### TENURE:

Leasehold - Term: 999 years from 1 November 1965 Rent: £12 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

C

### 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.



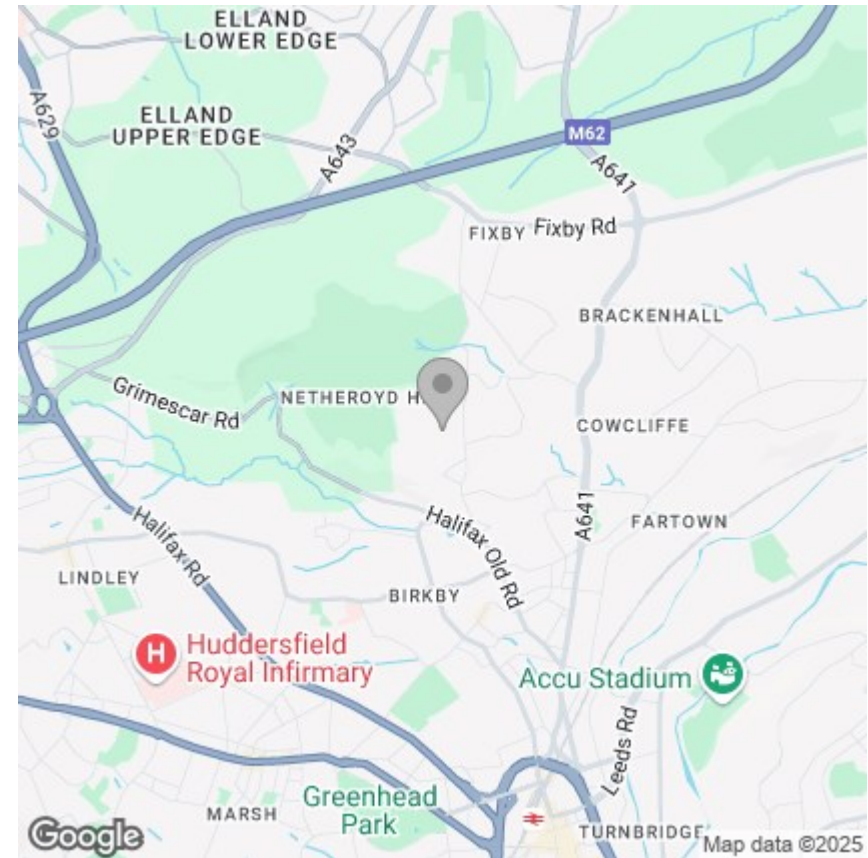
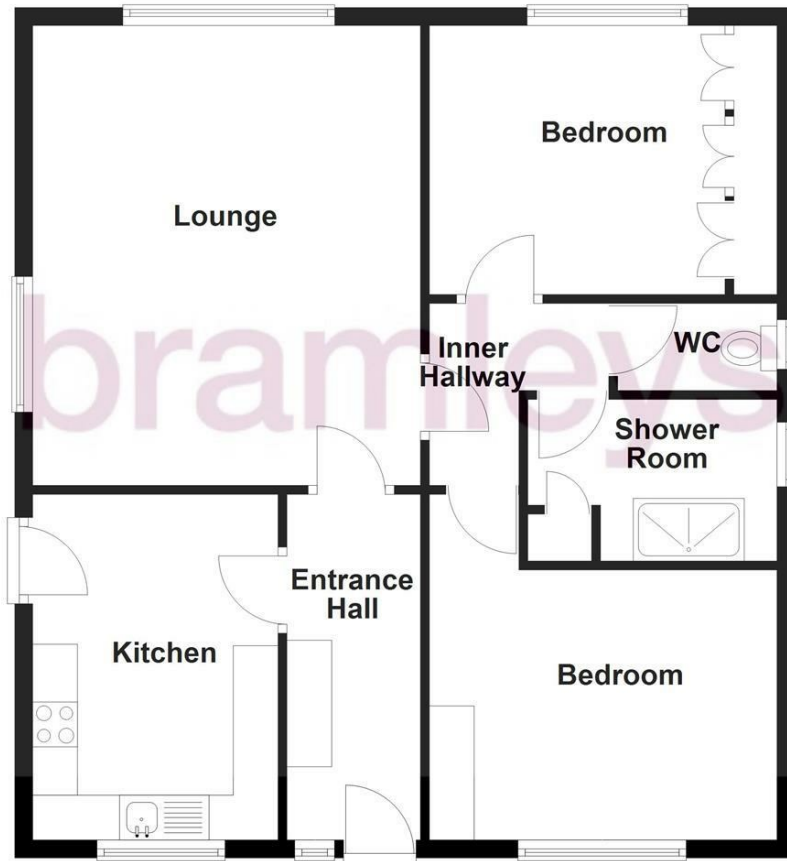




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## Ground Floor



### 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 PLAN NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.**

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