



30 Gernhill Avenue, Fixby, Huddersfield, HD2 2HR

Asking Price £450,000

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This 2 bedroom, detached true bungalow is situated on the highly desirable Gernhill Avenue within Fixby. Being the last true bungalow on the avenue and does provide scope for a substantial extension if required, or alternatively can be enjoyed in its present form as a superb refurbished, detached bungalow, ideal for those looking towards retirement.

Located in the popular area of Fixby, which is equidistant to J.25 and J.24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

The existing owners have remodelled and refurbished the property, making a most spacious detached true bungalow. Only by a personal inspection can one truly appreciate the size, position and potential of this outstanding property.

Energy Rating: D





GROUND FLOOR:

Enter the property through a glazed composite external door with sealed unit and leaded, double glazed panels to either side.

Entrance Hall

A bright and spacious entrance hall, with Oak engineered wood flooring, a central heating radiator dado rail décor, part panelled walls, ceiling coving and doors which give access into:-

Lounge

21'7" x 9'11" max l-shaped (6.58m x 3.02m max l-shaped)

Formerly two rooms, this well proportioned reception room has a modern fitted electric coal effect fire which is set into a marble hearth and backdrop with fire surround and mantel. There is also ceiling coving, 2 central heating radiators, sunken ceiling spotlights and a uPVC double glazed window to the front elevation.

Dining Room

16'1" x 9'7" (4.90m x 2.92m)

Accessed from the lounge via a set of glazed French doors. The dining room provides a light and airy space and is fitted with ceiling coving, Oak engineered wood flooring, a central heating radiator, patio doors which lead out to the rear garden and open plan access into the kitchen.

Kitchen

10'11" x 7'4" (3.33m x 2.24m)

This modern shaker style kitchen is fitted with a range of wall, drawer and base units with laminated work surface over. There is concealed lighting to the wall units, an integrated Neff double oven and grill, integrated fridge freezer, Bosch induction hob with extractor above, a 1.5 Villeroy and Boch ceramic sink with side drainer and mixer tap, a tall central heating radiator, uPVC double glazed window and sunken ceiling spotlights. A composite door provides access to the side of the property, with Oak engineered wood floor.

Bedroom 1

13'4" max x 9'4" inc wardrobes (4.06m max x 2.84m inc wardrobes)

Positioned to the front of the property, with a range of 6 door fitted wardrobes which provide hanging and shelving facilities and cupboards above. There is also a central heating radiator, inset ceiling spotlights and a uPVC double glazed window.

Bedroom 2

11'9" x 9'11" (3.58m x 3.02m)

Peacefully situated to the rear of the property. This room is fitted with dado rail décor, a central heating radiator, uPVC double glazed window, ceiling coving and sunken ceiling spotlights.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin with chrome mixer taps and a double width walk-in shower cubicle with thermostatic mixer shower above. There is part PVC wall panelling, a chrome ladder style radiator, sunken ceiling spotlights and a uPVC double glazed window.

OUTSIDE:

The property has 2 separate driveway openings, allowing vehicles to enter/exit from either side. Together with a block paved driveway and parking apron with adjacent lawned gardens, mature shrubs, bushes and trees. To the rear there is a full width flagged seating area, adjacent shaped lawned gardens with mature borders of flowers, shrubs and bushes.

Garage

8'6" x 21'9" (2.59m x 6.63m)

With an up and over door, storage cupboard and personal door to the rear.

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 via Bradford Road (A641) passing through the traffic lights at Hillhouse and Fartown Bar. Continue along the main road passing through the roundabout by Asda supermarket. At the next roundabout in Fixby, turn left into Fixby Road and follow this road up the hill, before turning left after the green into Lightridge Road. Proceed along this road for approximately 150 yards and then turn right into Gernhill Avenue, where the property will be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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.**

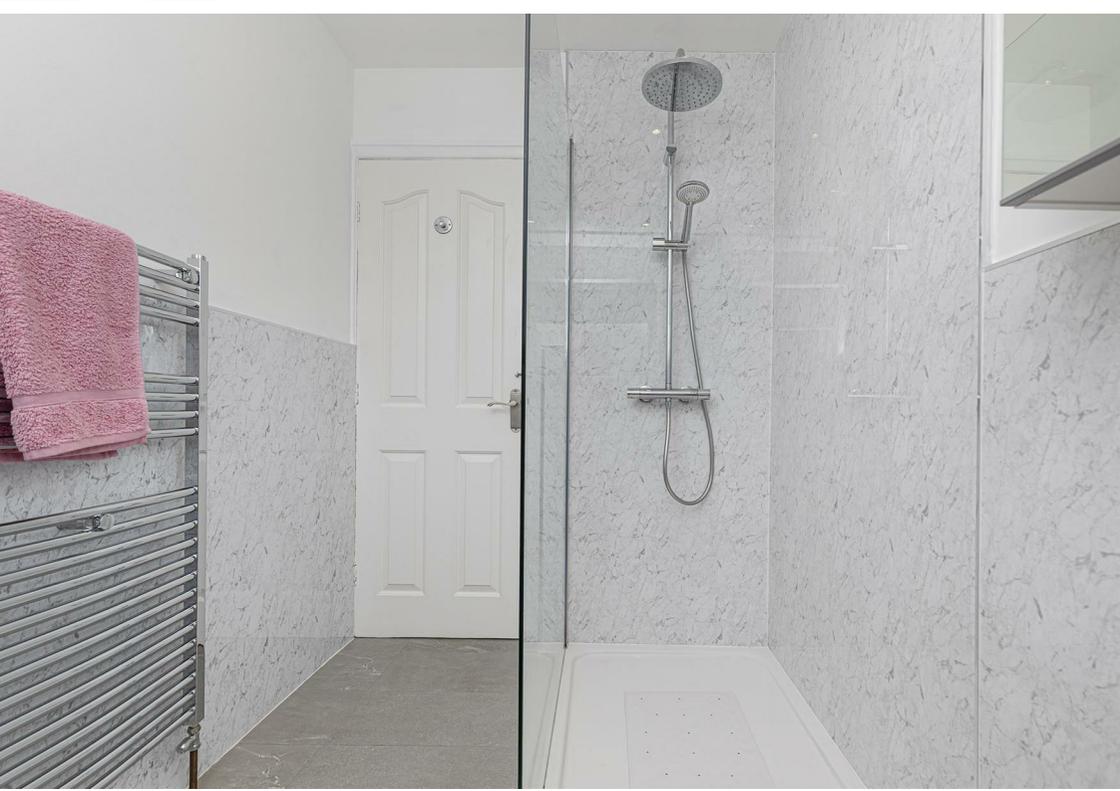
ONLINE CONVEYANCING SERVICES:

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.

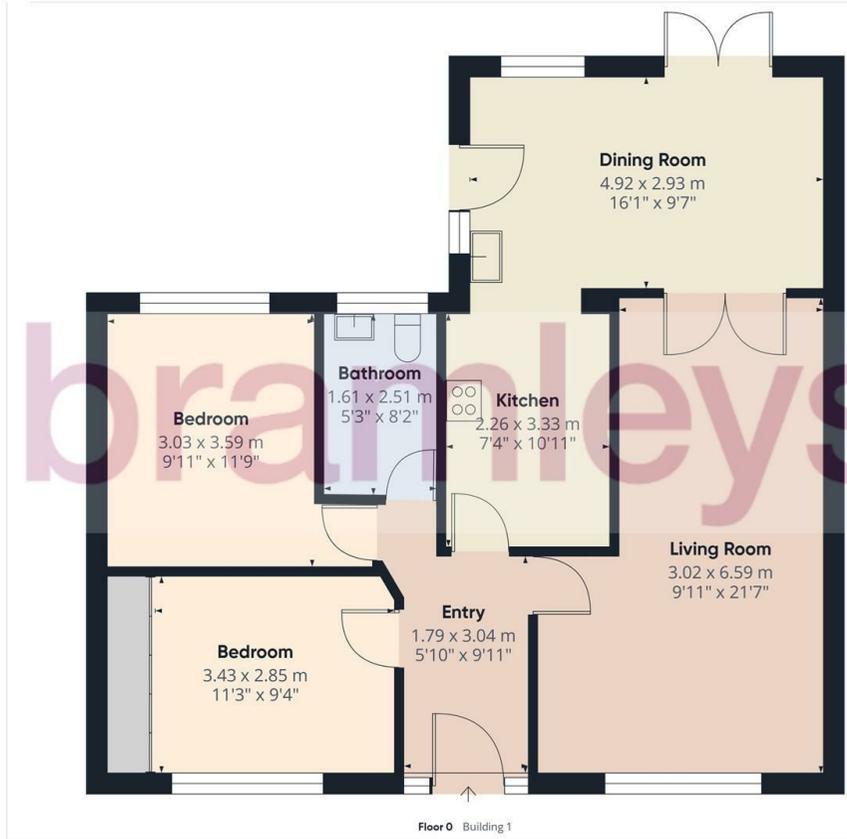
VIEWINGS:

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







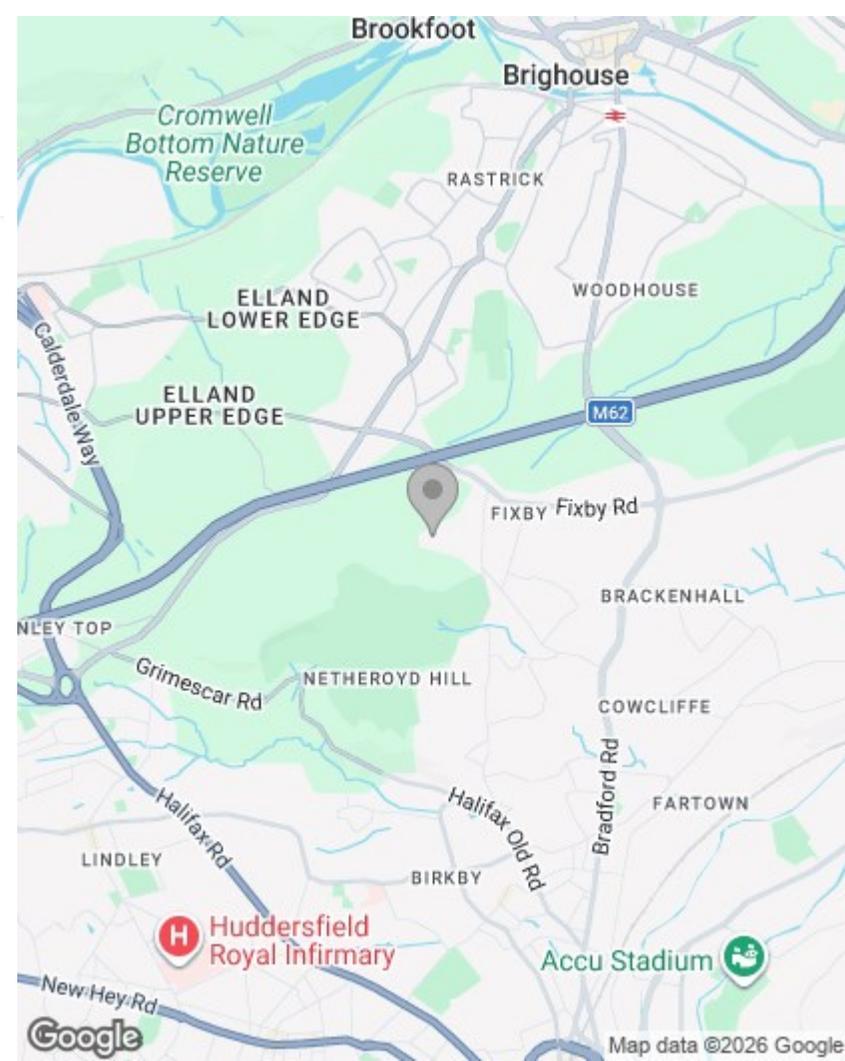


Approximate total area^a
81.1 m²
873 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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:

- 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.
- 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

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