



Rustington House, 1 Gernhill Avenue, Fixby, Huddersfield, HD2 2HR  
£500,000

**bramleys**



### NO UPPER CHAIN - GENEROUS PLOT - EXTENSIVE REFURBISHMENT REQUIRED

Located in the highly desirable area of Fixby, Rustington House presents a unique property for those wanting to move into this location. A spacious detached house which provides approximately 1,800 sqft and presents an exciting opportunity for those seeking a project.

Requiring a full and extensive refurbishment, the property currently boasts character features such as curved walls and windows including two large bay windows to the two reception rooms, four spacious bedrooms to the first floor and generally provides ample space for modern family living or entertaining guests.

The generous plot offers significant potential for those with a vision, making it particularly appealing to builders and developers. The property is in a prime location, convenient for local amenities, schools and access to the M62 motorway, enhancing its attractiveness for future occupants.

Offering ample off road parking with two garages along with a driveway. This is a rare opportunity to transform this property into a stunning family home.

Energy Rating: E



## GROUND FLOOR:

### Entrance Hall

A glazed entrance door gives access to the entrance hall which has a double glazed window to the front, a staircase rising to the first floor and a central heating radiator.

### Ground Floor WC

Having a low flush WC and double glazed window.

### Lounge

17'11" x 13'11" min / 25'0" max into bay (5.46m x 4.24m min / 7.62m max into bay)

A spacious lounge with feature bay window to the rear and uPVC double glazed windows to the front, side and rear. There is a marble fireplace with gas fire and a central heating radiator.

### Dining Room

12'11" x 11'10" min / 17'4 max into bay (3.94m x 3.61m min / 5.28m max into bay)

Having a uPVC double bay window to the rear and gas fire.

### Kitchen

13'3" min / 15'2" max x 13'7" max (4.04m min / 4.62m max x 4.14m max)

No kitchen installed. This room has a central heating radiator, double glazed window to the rear and access to the side entrance vestibule.

### Side Entrance Vestibule

Having an external entrance door and sliding door to the garages.

### Garage 1

20'5" x 9'6" (6.22m x 2.90m)

Having a ceramic sink, fusebox and a central heating boiler.

### Garage 2

27'11" x 10'0" (8.51m x 3.05m)

Having a single glazed window to the side.

## FIRST FLOOR:

### Landing

The landing has feature arched doors, a built in cupboard and uPVC double glazed window.

### Master Bedroom

17'11" x 11'10" (5.46m x 3.61m)

This spacious double room has fitted robes with matching drawers, 2 central heating radiators and uPVC double glazed windows to front and rear elevations.



### Bedroom 2

12'11" x 11'11" (3.94m x 3.63m)

Another good double room which has a vanity sink unit to one corner, a central heating radiator and a uPVC double glazed window.

### Bedroom 3

11'7" x 9'11" (3.53m x 3.02m)

Having fitted robes with sliding door fronts, fitted shower enclosure, a central heating radiator and vanity sink unit. This room also has a central heating radiator and a uPVC double glazed window.

### Bedroom 4

8'10" x 7'4" (2.69m x 2.24m)

This comfortable single room has a uPVC double glazed window.

### Bathroom

Having a coloured suite comprising bath and a pedestal wash hand basin. There is also a uPVC double glazed window.

### Separate WC

Having a low flush WC and a uPVC double glazed window.

### OUTSIDE:

The property enjoys a generous plot with gardens to front, side and rear. These gardens are overgrown and require extensive landscaping.

### 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, follow this road up the hill and after Fixby Stores on your left hand side, turn left after the green into Lightridge Road, follow this road for approximately 150 yards and take a right hand turning into Gernhill Avenue where the property can be found immediately on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

F

### 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:

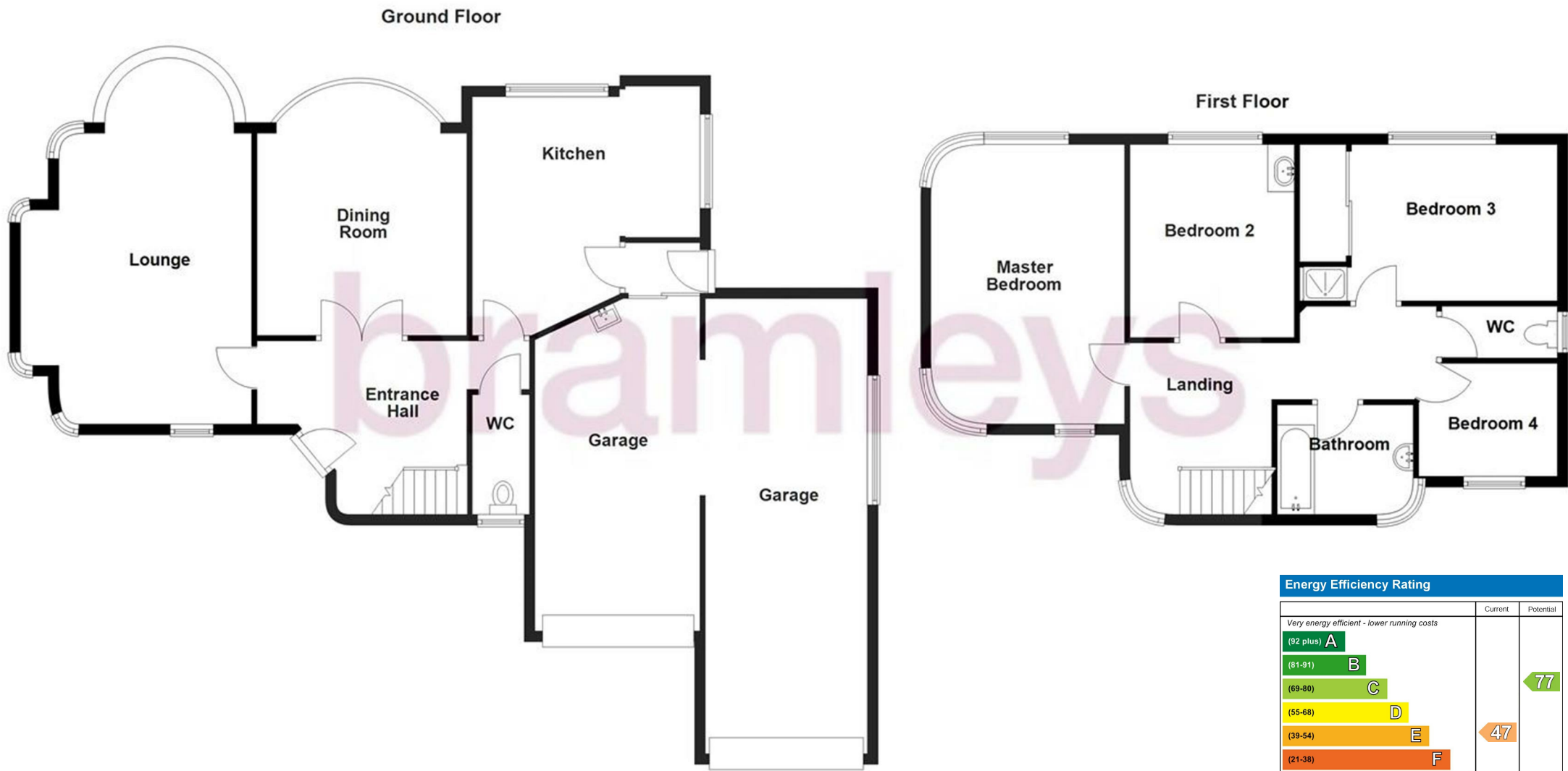
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### FINANCE:

Please note, the property is currently uninhabitable due to not having a kitchen and significant refurbishment works required. Therefore, we would advise all prospective buyers to make their own enquiries if purchasing with a mortgage.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 47                      |           |
| (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 |           |

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

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