



29 Ganton Way, Fixby, Huddersfield, HD2 2ND

£595,000

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This immaculately presented detached family home offers exceptional family living space with lots of built in and fitted storage, a spacious kitchen diner, utility room, wc, conservatory, large lounge, five double bedrooms, including two with en-suite facilities and a house bathroom. The quality fitted kitchen opens out into the conservatory, allowing for an abundance of natural light and a seamless connection to the private landscaped garden to rear, perfect for family gatherings and entertaining. A driveway provides off road parking, there is an EV charging point and double garage with electric doors for added convenience.

Situated in a sought-after, cul-de-sac location and convenient for local amenities, transport links and well placed for J.24 and J.25 of the M62 motorway network. With its spacious layout and thoughtful design, this home is an ideal choice for families and an early viewing is highly recommended.

Energy Rating: C









## GROUND FLOOR:

### Entrance Hall

Accessed via a uPVC entrance door. This welcoming entrance hall has laminate flooring and solid wood doors which give access to the living accommodation. There is a central heating radiator, a large built in cloaks cupboard with sliding door fronts and a balustrade staircase with under stair storage rises to the first floor.

### Cloakroom/WC

Also having laminate flooring, part tiled walls, a central heating radiator and two piece suite comprising wc and vanity wash basin with storage beneath.

### Lounge

18'10" x 12'10" (5.74m x 3.91m)

This spacious reception room has a double glazed window to the front, a fireplace surround with gas fire, decorative ceiling coving, wall light points and uPVC double glazed sliding patio doors which give access to the rear garden and patio.



### Dining Kitchen

27'11" x 10'2" (8.51m x 3.10m)

This spacious fitted kitchen provides ample room for a large dining table and chairs, ideal for entertaining family and friends. The kitchen area offers an extensive range of wall and base units with silestone work surfaces which incorporate a sink unit and breakfast bar. There is an integrated dishwasher and space for a Range style gas cooker with extractor hood over. Tiled flooring continues through the kitchen diner into the utility room. There are sliding patio doors leading into the conservatory and a central heating radiator.

### Conservatory

10'0" x 9'9" (3.05m x 2.97m)

The conservatory also has tiled flooring, has uPVC double glazed windows, an electric heater and French doors to the side which give access to the private rear garden.



### Utility Room

7'11" x 7'10" (2.41m x 2.39m)

The utility room has space and plumbing for a washing machine and dryer, an additional sink, space for a large American style fridge freezer, a uPVC double glazed window and external door.

### FIRST FLOOR:

#### Landing

Having a built in airing cupboard and access to the loft via a pull down ladder. The landing has a central heating radiator, additional fitted wardrobes and a further built in store with interior light.

#### Master Bedroom

19'3" max x 12'6" (5.87m max x 3.81m)

This lovely double room has fitted wardrobes as well as built in wardrobes with sliding mirrored door fronts. There is a central heating radiator and a uPVC double glazed window.

#### En suite Bathroom

This larger than average en-suite has full tiling to the walls and floor and comprises a luxurious Jacuzzi style bath, separate shower enclosure, wc, large hand wash basin, chrome ladder style radiator and a uPVC double glazed window.

#### Bedroom 2

14'7" x 11'10" plus 9'10" x 3'11" (4.45m x 3.61m plus 3.00m x 1.19m)

Another great double room which could also be utilised as a master bedroom. Having fitted 3 door wardrobes, a central heating radiator and a uPVC double glazed window.

#### En suite Shower Room

Having full tiling to the walls and floor and a modern three piece suite comprising wc, shower enclosure, wash hand basin, ladder style radiator and a uPVC double glazed window.

#### Bedroom 3

12'0" x 9'1" (3.66m x 2.77m)

Also having a built in wardrobe, a central heating radiator and a uPVC double glazed window.

#### Bedroom 4

12'0" max x 8'11" (3.66m max x 2.72m)

Having fitted wardrobes and matching store cupboard, laminate flooring, a central heating radiator and a uPVC double glazed window.

#### Bedroom 5

10'11" x 9'3" (3.33m x 2.82m)

This room is currently used as an office and has fitted 4 door wardrobes, a central heating radiator, laminate flooring and a uPVC double glazed window.

#### Bathroom

Having tiling to the walls, his and her twin sinks, wc, bath, a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

To the front of the property there is an EV charging point and driveway which provides off road parking. There is a gated passageway between the house and garage which gives access to the side of the property. The double garage measures 17'10" x 19'2" houses the Baxi central heating boiler, has electric doors, internal power and lighting. To the side of the garage is a gated vegetable patch. A path down the side leads to the rear garden, which has flagged patio areas and lawn with railway sleeper raised flowerbed. The rear garden is extremely private and screened by hedging/trees, providing an ideal space for entertaining and alfresco dining in the warmer months.

### 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). Proceed to the traffic lights at Hillhouse and take the left hand fork onto Halifax Old Road, after approximately 500 yards take the right hand turning into Cowcliffe Hill Road. Climb up Cowcliffe Hill Road and as the road levels out continue for approximately 100 yards and turn left onto Ganton Way.

### COUNCIL TAX BAND:

F



### TENURE:

Leasehold - Term: 999 years from 01/11/1965 / Rent: £65 per annum

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

### 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:

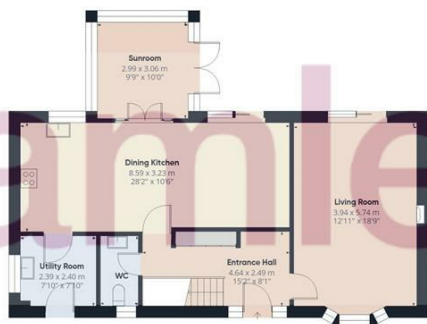
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











Floor 0 Building 1



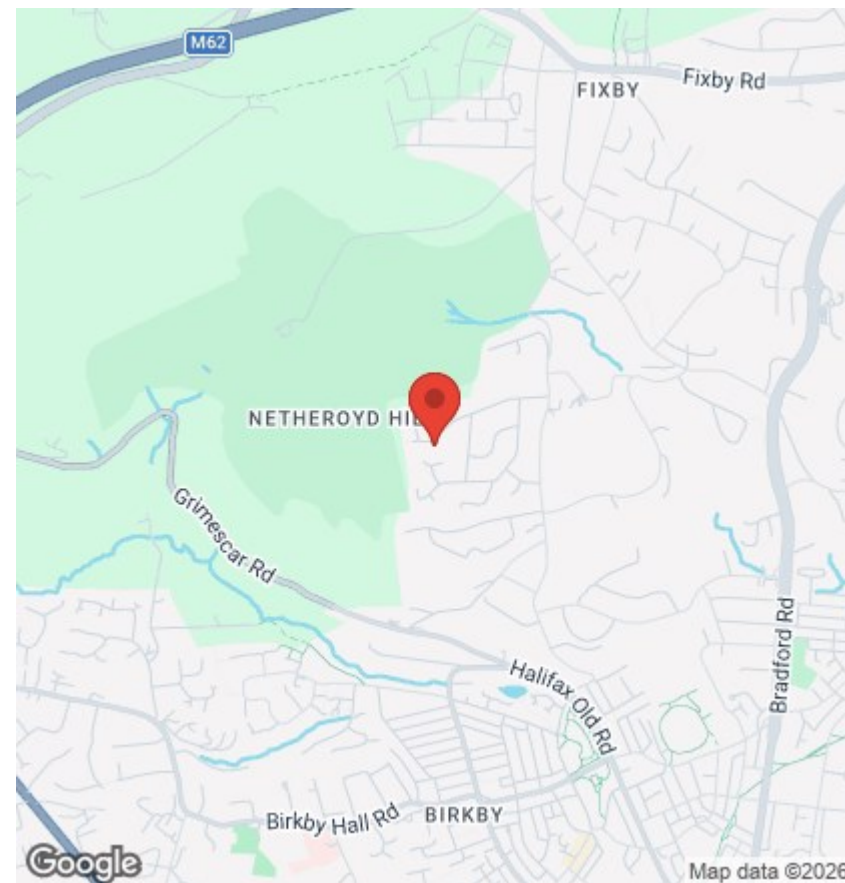
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
180.1 m<sup>2</sup>  
1939 ft<sup>2</sup>

(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		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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:

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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