



7 Gleneagles Way, Fixby, Huddersfield, HD2 2NH
£370,000

bramleys

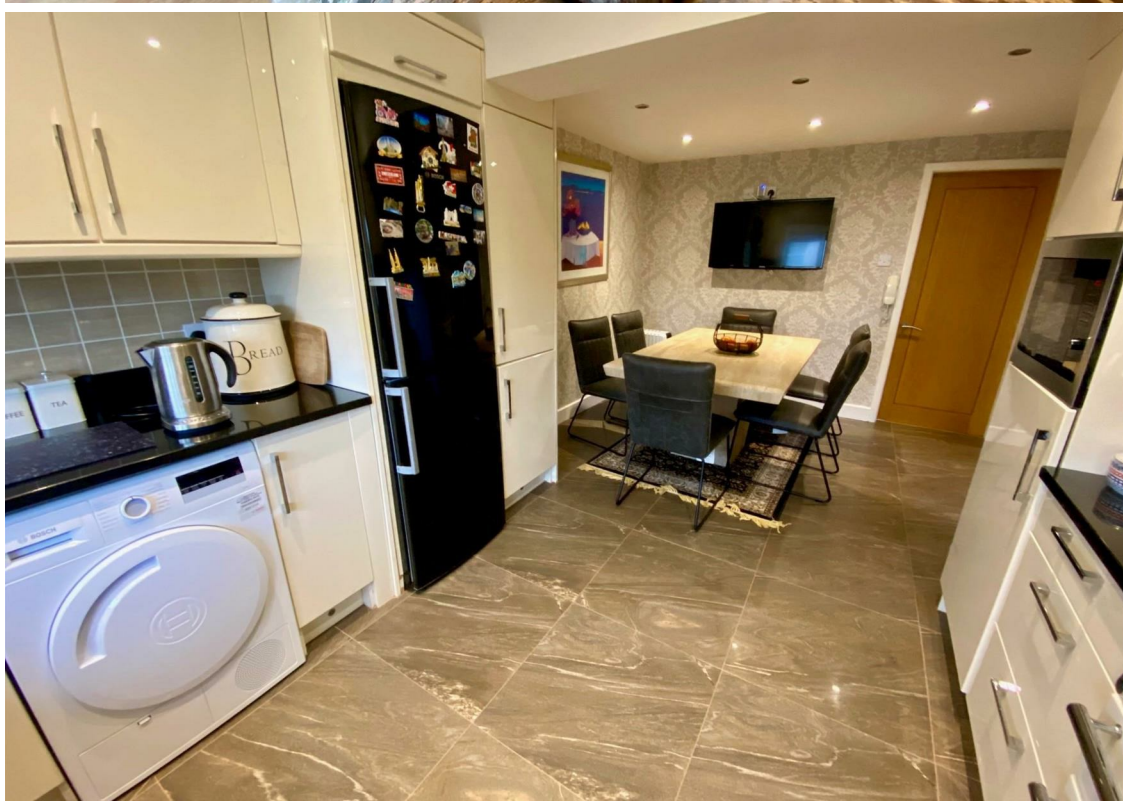
This 4 bedroom detached family home, offers versatile accommodation and has been adapted from the original build, with the garage converted into a fourth bedroom with en-suite wet room. Due to the space afforded, the fourth bedroom could also be utilised as a study, play room or second reception room as required. The internal accommodation comprises in brief:- entrance hall with oak doors, spacious 22ft lounge with French doors to the garden, bedroom 4/sitting room, wet room, a spacious dining kitchen, rear entrance, first floor landing, bathroom and 3 double bedrooms, all of which have fitted furniture.

Externally the property offers ample off road parking, patio and lawn to rear.

Handily positioned for local schools and amenities, as well as good access to Huddersfield town centre and the M62 motorway network.

Energy Rating: D





GROUND FLOOR:

Enter the property through a uPVC external entrance door.

Entrance Hall

A staircase rises to the first floor with storage beneath, a central heating radiator and oak doors to the living accommodation.

Lounge

22'0" x 10'11" (6.71m x 3.33m)

This spacious reception room has laminate flooring, a central heating radiator, uPVC double glazed window to the front and French doors to the rear.

Dining Kitchen

19'11" x 18'8" (6.07m x 5.69m)

Having a wall and base units with granite work surfaces over, there is space for a gas Range Style cooker with extractor fan over, space for a dishwasher and washing machine, space for

a dryer. Also having tiled flooring, a central heating radiator and a uPVC double glazed window.

Rear Entrance

Housing the central heating boiler and having tiled flooring, fitted storage and a uPVC external door to the rear.

Bedroom 4/Study

12'8" x 8'4" (3.86m x 2.54m)

This versatile room would make a great ground floor bedroom, ideal for those requiring single storey living. It would also work well as a second reception room, play room or study. Having laminate flooring, a central heating radiator, uPVC double glazed windows and oak door leading to the wet room.

Wet Room

Having tiled walls and a wet room floor with suite comprising walk in shower area, wc, hand wash basin, chrome ladder style radiator and uPVC double glazed window.



FIRST FLOOR:

Landing

Having access to the loft space.

Master Bedroom

11'10" x 10'6" excluding wardrobes (3.61m x 3.20m excluding wardrobes)

This double room has a range of fitted 4 door robes with matching dressing table, laminate flooring, a central heating radiator and uPVC double glazed window.

Bedroom 2

13'10" x 13'3" max /11'3" min excluding wardrobes (4.22m x 4.04m max /3.43m min excluding wardrobes)

Also having a range of fitted robes and dressing table, built in cupboard, laminate flooring, a central heating radiator and a uPVC double glazed window.

Bedroom 3

10'5" x 8'7" (3.18m x 2.62m)

Another double room which has fitted wardrobes and dresser, a central heating radiator and a uPVC double glazed window.

Bathroom

Having tiling to the walls and floor and a three piece suite comprising bath with shower attachment over, wc, hand wash basin, chrome ladder style radiator, panelled ceiling and a uPVC double glazed window.

OUTSIDE:

To the front is a pressed concrete driveway which provides off road parking. Gated paths to both sides lead to the rear which has a raised patio, with gate and steps leading down to a lower level lawn with planted borders.

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.

TENURE:

Leasehold - Term: 999 years from 1.11.1965

Rent : £9 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:

D

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.

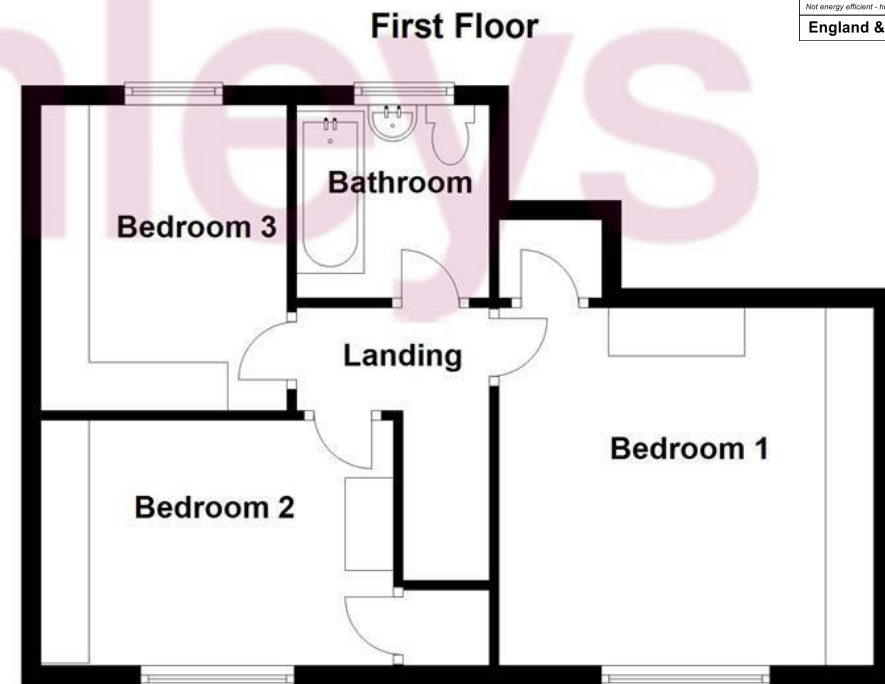
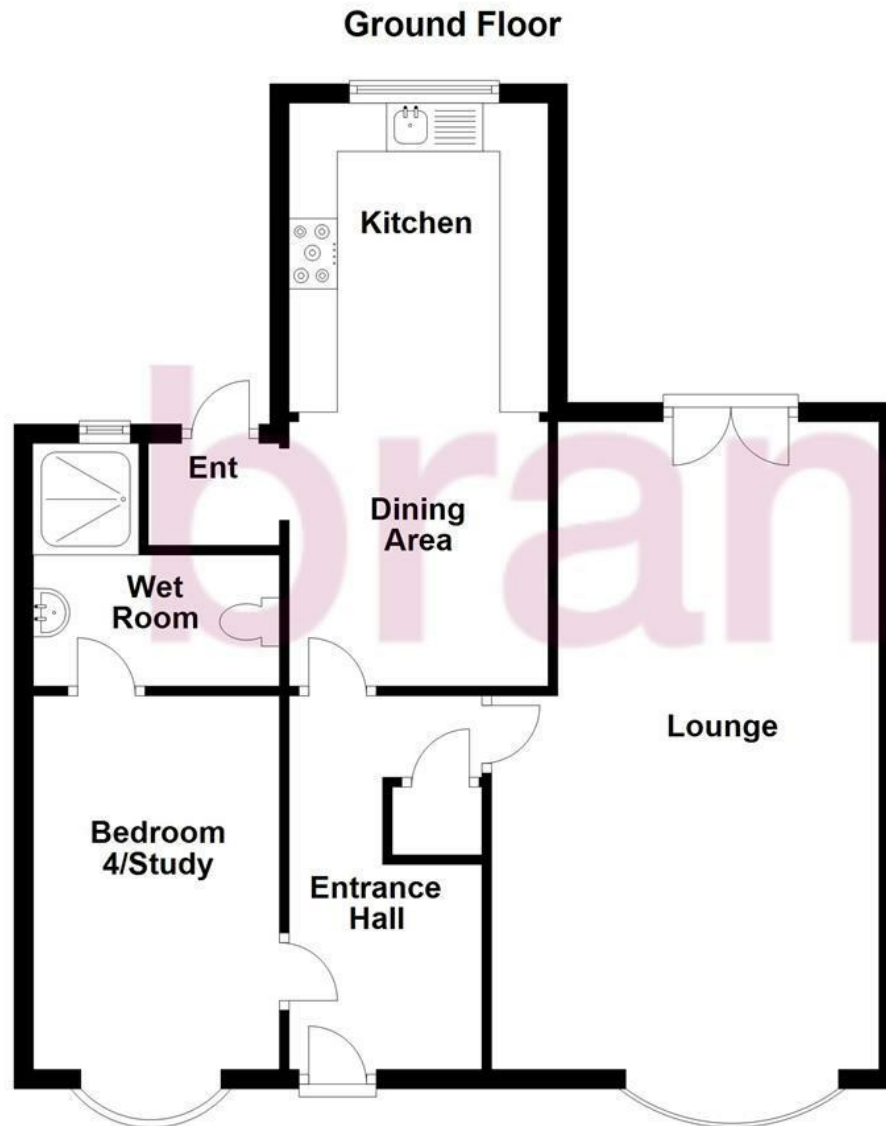




Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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