



19 Gleneagles Way, Fixby, Huddersfield, HD2 2NH
£250,000

bramleys

This detached property occupies an excellent residential position, convenient for access to local amenities, M62 motorway network, schools and Huddersfield town centre. Although requiring refurbishment and improvement works the flat roof on the house, garage and workshop have all been replaced within the last 3 years and block paving and driveway re-laid within the last 2 years. The property provides 3 bedroom accommodation, together with 2 reception rooms, ground floor WC and

Externally, there is a driveway providing off road parking, garage, large workshop and lawned gardens to front and rear with pleasant distant views enjoyed from first floor level.

Energy Rating: D



GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a staircase rising to the first floor and a central heating radiator.

Cloakroom/WC

Having a two piece suite comprising wc, hand wash basin and a uPVC double glazed window.

Bedroom 3

8'10 x 7'0 (2.69m x 2.13m)

Situated on the ground this versatile room could be utilised as a bedroom or second reception room if required. It has a central heating radiator and a uPVC double glazed window.

Kitchen

10'10 x 9'11 (3.30m x 3.02m)

The kitchen houses the Vaillant central heating boiler and has base units with work surfaces over, stainless steel sink unit, under stair storage cupboard and a central heating radiator. There is a uPVC double glazed window to the rear and a door leading into the dining room.



Dining Room

9'11 x 9'10 (3.02m x 3.00m)

The dining room has double sliding doors to the lounge, a central heating radiator and uPVC double glazed window.

Lounge

12'0 x 16'8 (3.66m x 5.08m)

The lounge has a gas fire, a central heating radiator and a uPVC double glazed window to the front elevation.

FIRST FLOOR:

Landing

Master Bedroom

11'11 x 13'9 (3.63m x 4.19m)

This spacious double room is situated to the front and has a central heating radiator and a uPVC double glazed window.

Bedroom 2

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

Situated to the rear and having a central heating radiator and a uPVC double glazed window.



Bathroom

The bathroom has tiling to the walls and a three piece coloured suite comprising bath, wc, pedestal wash hand basin, a central heating radiator and uPVC double glazed window. There is also a built in linen cupboard.

OUTSIDE:

To the front is a tarmacadam driveway providing off road parking and lawn with blocked paved path which leads down the side of the property and garage. To the rear of the garage there is a large L shaped workshop also with internal power/lighting and water tap. The rear garden comprises of a blocked paved seating area and lawned area.

Garage

9'1" x 18'0" (2.77m x 5.49m)

With an up and over door, side personal door, internal power and lighting.

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 Stains 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 right into

Gleneagles Way where the property can be found.

TENURE:

Leasehold - Term: 999 years from 1 November 1965

Rent : £9 per annum

Please note, the rent shown is likely to be historic and we would therefore 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:

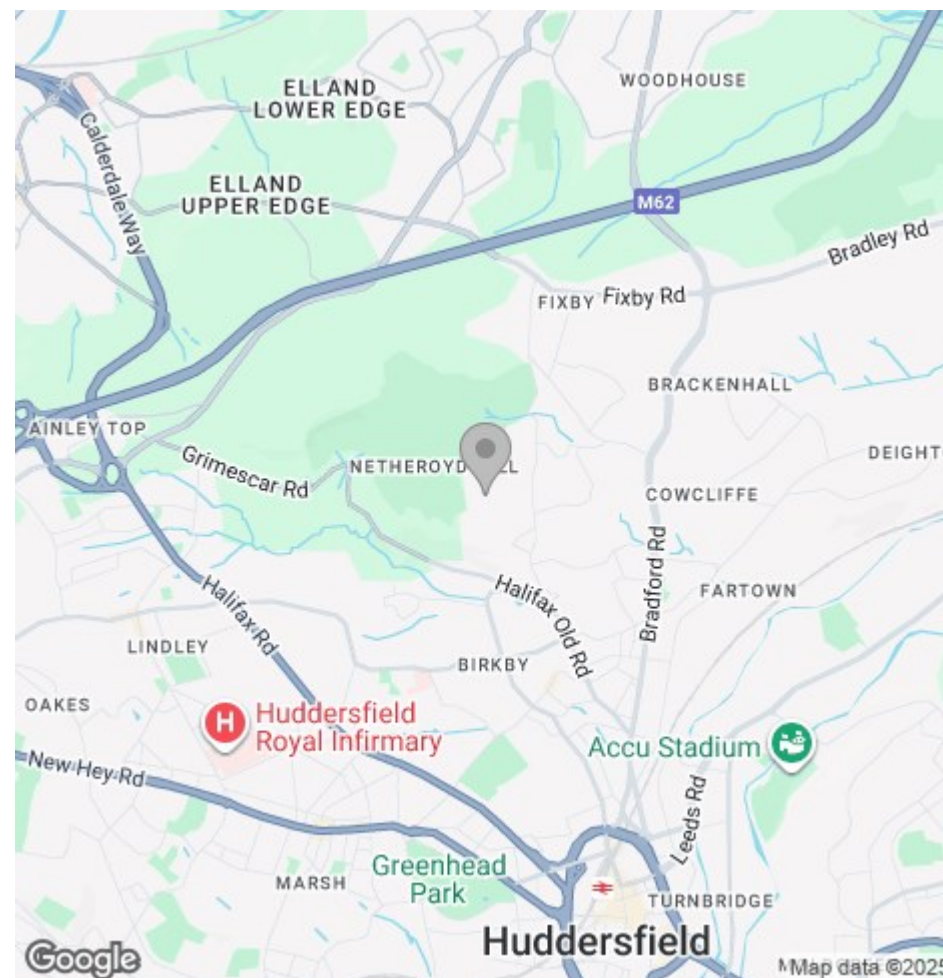
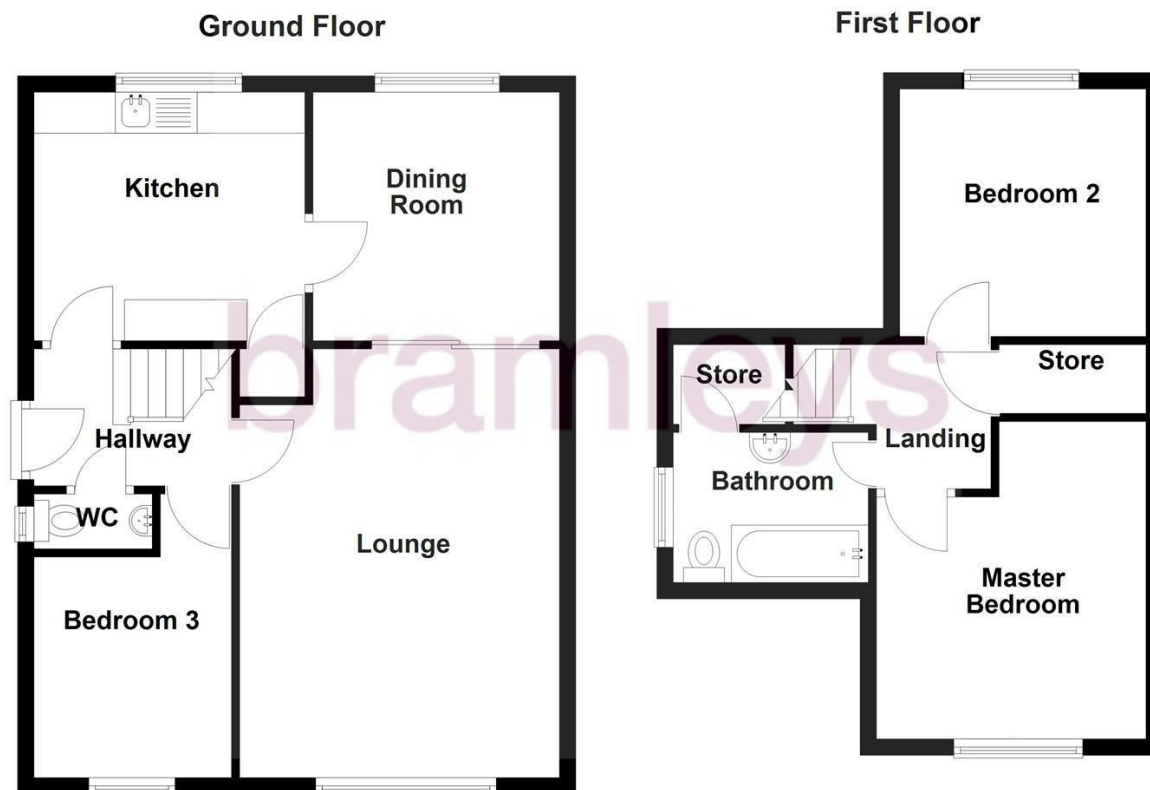
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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