



37 Fixby Road, Fixby, Huddersfield, HD2 2JG  
Asking Price £340,000

**bramleys**

This deceptively spacious 3 bedroom, detached bungalow is situated in this highly desirable residential area of Fixby. Enjoying a peaceful wooded aspect to the rear, with views across Fixby woods. The property would make an ideal purchase for those looking towards retirement.

Boasting 3 bedrooms, 2 reception rooms and 2 shower rooms, the property is further enhanced by a balcony to the rear which takes full advantage of the peaceful rear aspect. There is also integral garaging, with electrically operated door and additional spacious subfloor storage, the property must be viewed internally to truly appreciate the size, position and quality of this detached bungalow.

Conveniently situated within Fixby, the property is handily located for local amenities as well as access to Huddersfield town centre, Brighouse centre and the M62 motorway network.

Energy Rating: D





## GROUND FLOOR:

Enter the property via a uPVC double glazed wood grain effect entrance door into:-

### Entrance Porch

Leading to the entrance hall.

### Entrance Hall

Where there is a central heating radiator, ceiling coving and built-in store cupboards.

### Lounge

16'0" x 15'3" max (4.88m x 4.65m max)

Peacefully situated to the rear of the property, this spacious reception room is fitted with a full width uPVC double glazed window enjoying the wooded aspect to the rear. There is also a gas and coal effect living flame stove set into a fire surround and mantle, a central heating radiator, ceiling coving, wall light point and a feature alcove area with sealed unit double glazed windows to the side and rear elevations, together with a set of French doors which give access to the rear balcony,



### Dining Kitchen

11'10" x 14'0" (3.61m x 4.27m)

Fitted with a range of matching, modern wall and base units with laminated working surfaces and a ceramic sink unit with mixer taps and side drainer. Integral appliances include fridge, freezer, 4 ring ceramic hob with in-built oven and grill and plumbing for an automatic washing machine and dishwasher. There is also a central heating radiator, a uPVC double glazed bay window and sealed unit double glazed French doors leading to the conservatory.

### Conservatory

12'0" x 7'0" (3.66m x 2.13m)

Peacefully situated to the rear of the property and fitted with uPVC double glazing overlooking the rear garden and wooded aspect.

### Bedroom 2

13'4" x 11'8" (4.06m x 3.56m)

There is a range of fitted furniture comprising 3 door wardrobes with hanging and shelving facilities and overhead bedhead cupboards. There is also a central heating radiator, ceiling coving and uPVC double glazed window to the front.





### Bedroom 3

10'2" x 8'10" (3.10m x 2.69m)

Situated to the front of the property and fitted with a uPVC double glazed window, central heating radiator and fitted wardrobes.

### Shower Room

Fully tiled to the walls and floor and furnished with a 3 piece white suite comprising low flush WC, pedestal wash basin and corner shower cubicle housing the Mira shower. There is also a chrome ladder style radiator/towel rail, a uPVC double glazed window and sunken low voltage lighting.

### LOWER GROUND FLOOR:

An access door from the lounge leads to the inner vestibule where stairs descend to the lower ground floor.

### Master Bedroom

21'7" x 10'4" (6.58m x 3.15m)

A spacious master bedroom with fitted 6 door wardrobes with hanging and shelving facilities, bed side drawer units with corner display niches and overhead store cupboards, further integral drawer units, 2 central heating radiators, built-in under stair store cupboard and uPVC double glazed French door leading directly onto the rear decking.

### Shower Room

Fully tiled to the walls and floor and furnished with a 3 piece suite comprising low flush WC, pedestal wash basin and fully tiled shower cubicle housing the Mira shower. There is also a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

To the front, there is a block paved driveway leading to the attached single garage as well as having shaped lawned gardens with flowerbed borders. To the rear, there is a decked balcony with outside power points and a shaped lawned garden with mature bushes, trees and shrubs. The rear garden adjoins a wooded area.

### Garage

14'0" x 10'7" max (4.27m x 3.23m max)

An attached single garage with electrically operated up and over door, mezzanine storage and power and light points.

### 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 and proceed straight ahead at the roundabout with Asda on your right hand side. At Bradley Bar roundabout take the first exit into Fixby Road where the property can be found identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

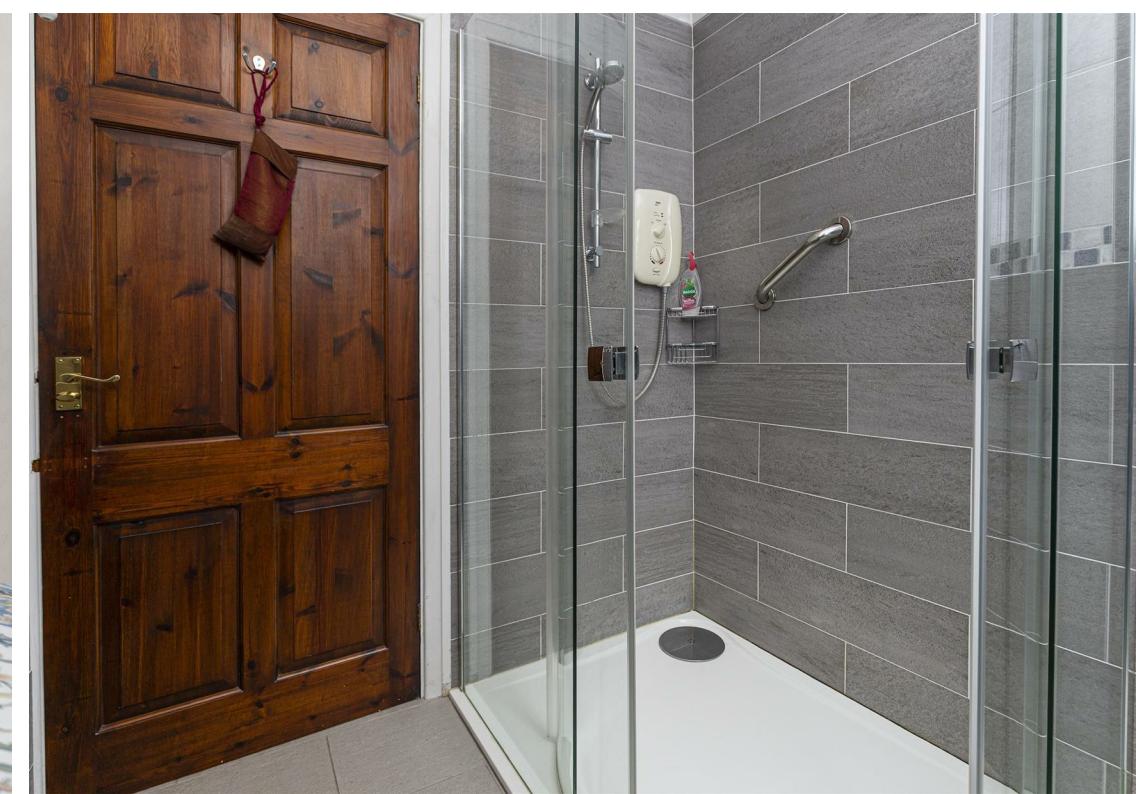
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### MORTGAGES:

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.





## Sub-floor Storage Area



## Lower Ground Floor



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(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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