



34 Fixby Road, Fixby, Huddersfield, HD2 2JQ
Offers Around £465,000

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This charming 1930's stone-built detached bungalow offers the perfect blend of comfort and convenience providing spacious accommodation ideally situated for those who require easy access to the M62 motorway network along with public transport, amenities and schools.

An ideal purchase for those requiring a level plot with master bedroom and bathroom on the ground floor as well as being of interest to a growing family with lots of built in storage. Being offered for sale with no vendor chain and featuring a welcoming entrance hall, two reception rooms, spacious four piece bathroom, separate wc, kitchen and four double bedrooms (one bedroom having a useful en-suite wc at first floor). A long driveway and double garage provide ample off road parking and there are well maintained private gardens to front and rear.

With its spacious layout and prime location, it presents an excellent opportunity for those seeking a comfortable and convenient living space which offers further potential to refurbish to their own taste and style.



GROUND FLOOR:

Entrance Porch

An entrance door gives access to the enclosed porch which has an inner door into the entrance hall.

Entrance Hall

This welcoming hallway has a staircase rising to the first floor level, a central heating radiator and a large built-in store cupboard which houses the central heating boiler.

Lounge

18'3" max into bay x 15'5" (5.56m max into bay x 4.70m)

This spacious reception room has a fireplace surround with living flame gas fire, 2 central heating radiators and secondary glazed leaded windows, the front being a feature bay window.

Cloakroom/WC

Having a hand wash basin, low flush WC and extractor fan.

Dining Room

17'2" max x 11'7" (5.23m max x 3.53m)

The dining room is adjacent to the kitchen and has 2 central heating radiators, fitted storage and a uPVC double glazed bay window which looks out over the rear private garden.

Kitchen

11'6" x 7'9" (3.51m x 2.36m)

The kitchen has a range of wall and base units with working surfaces over, sink unit, electric hob, integrated oven and space for an under counter dishwasher and refrigerator. Off the kitchen is a useful pantry.

Rear Entrance Vestibule

A rear glazed entrance door leads into the entrance vestibule which has a folding door to a useful store which has power and provides space to fit a tall fridge freezer as required. A further door accesses the kitchen.

Master Bedroom

15'0" x 14'11" (4.57m x 4.55m)

This spacious double room has fitted 5 door wardrobes with matching bedside cabinets and drawers. There are dual aspect leaded windows to the front and side elevations, the front window being secondary glazed.

Bathroom & WC

The bathroom has tiling to the walls and a four piece suite comprising corner bath, shower enclosure, wc and pedestal wash hand basin. There is a central heating radiator, fitted cupboard housing the water cylinder and a uPVC double glazed window.

Bedroom 2

13'7" max into bay x 10'5" (4.14m max into bay x 3.18m)

This double bedroom is situated to the rear and has fitted wardrobes and storage, a central heating radiator and a uPVC double glazed window.



Store/Boiler Room

This useful space houses the central heating boiler and provides additional storage.

FIRST FLOOR:

Landing

The landing has access into the eaves/loft area.

Bedroom 3

15'4" x 11'11" (4.67m x 3.63m)

This lovely double bedroom has a vanity sink unit, a central heating radiator, eaves access point and a uPVC double glazed window.

En Suite WC

Having a low flush WC.

Bedroom 4

11'11" x 9'11" (3.63m x 3.02m)

Another double room, fitted with a central heating radiator and large Sky light window.

OUTSIDE:

To the front is a gated driveway which runs down the side of the property and leads to the detached double garage which measures 15'0 x 19'0. The garage has an electric door and side personal door. The front garden has a well maintained lawn and nicely screened from the roadside with a variety of shrubs and trees. The rear garden has a further lawn with planted borders, patio area and greenhouse. To the side of the property is an external water tap.

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) and pass through the traffic lights at Hillhouse and Fartown. Continue along this road passing the Asda supermarket on the right hand side and at the Bradley Bar roundabout take the left hand turning onto Fixby Road. The property can be found on the right hand side.

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.

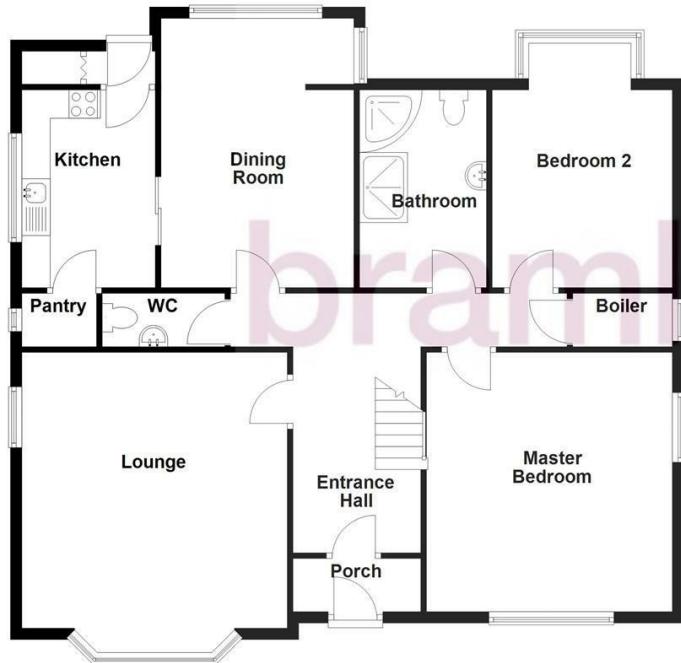
ONLINE CONVEYANCING SERVICES:

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.

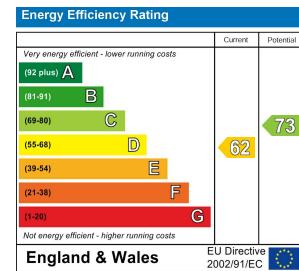
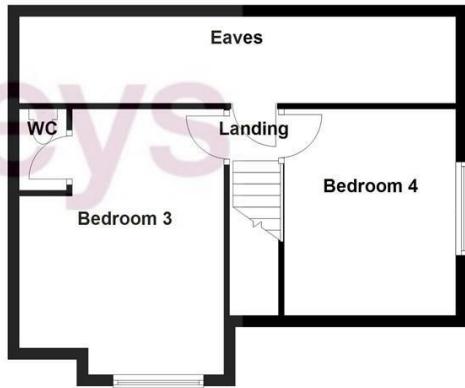




Ground Floor



First Floor



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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