

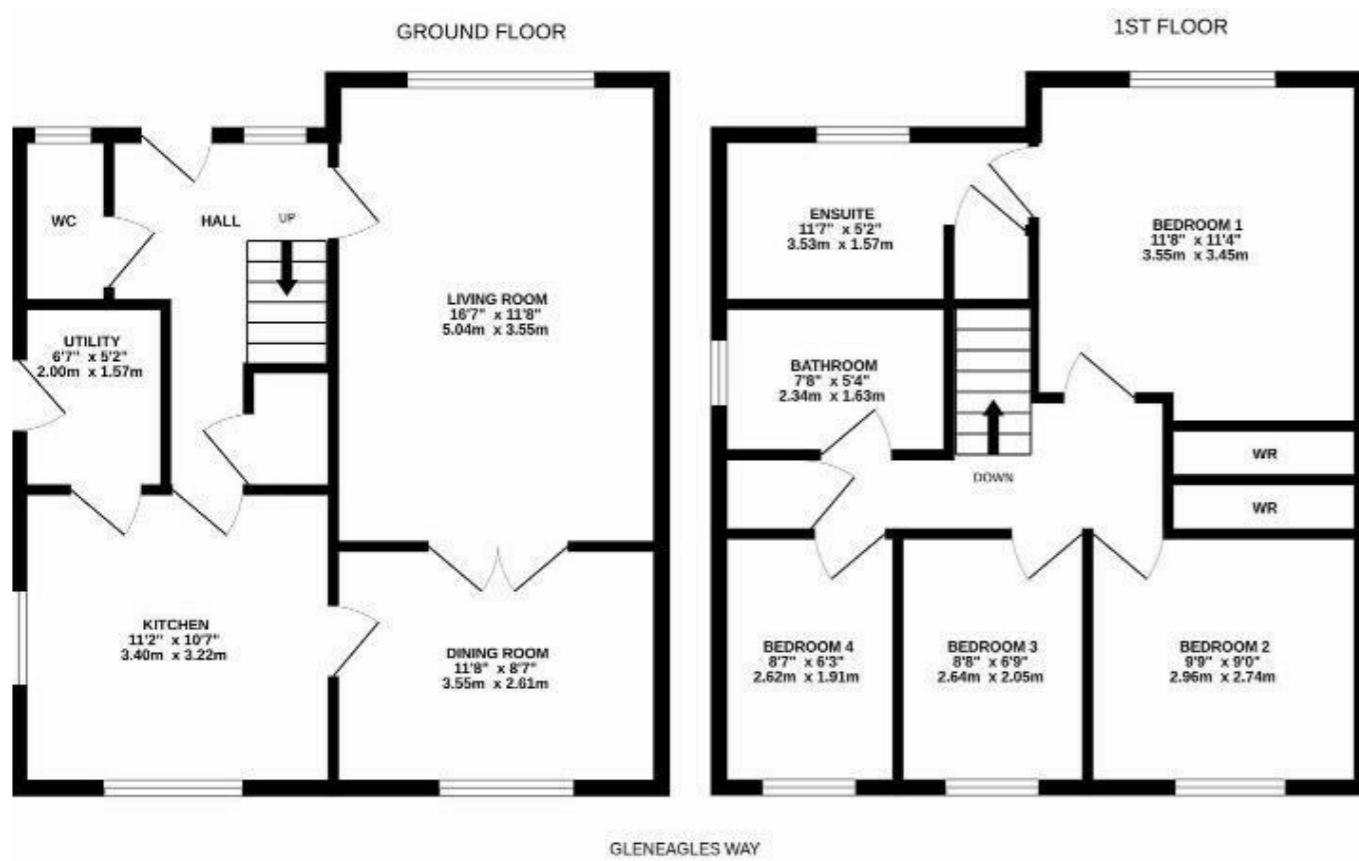
# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



32 Gleneagles Way  
Fixby, Huddersfield, HD2 2NH

Offers Around £375,000



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Located in the most desirable area of Gleneagles Way, Fixby is this executive detached family home offering a perfect blend of modern living and comfort. With four bedrooms (master with en-suite) and two separate reception rooms, this property is ideal for families seeking both space and style. The fitted breakfast kitchen is a delightful and practical feature, providing a welcoming hub for family meals and entertaining guests.

This well maintained home boasts modern fixtures and fittings throughout that enhance the overall appeal, making it a move-in ready option for discerning buyers. The property also benefits from annual service records for the central heating, alarm systems and uPVC soffits and fascias to the house and garage. Outside you will find security lighting, a double garage, ample off-road parking and established gardens to the front and rear.

Situated in a tucked-away cul-de-sac position, this residence is surrounded by properties of similar standing, creating a pleasant neighbourhood often sought out by families and professionals alike. Particularly with the location being well-positioned for easy access to local schooling, the M62 motorway, a nearby golf course, and a supermarket, catering to all your daily needs.

This exceptional home offers comfort, convenience, and a history of good maintenance.

CALL TODAY AND MAKE YOUR APPOINTMENT TO VIEW.

#### ACCOMMODATION

##### RECEPTION HALL

13'1" x 8'2" max

This generous and welcoming reception hall has a staircase rising to the first floor with traditionally styled spindles and balustrade on display. Accessed via a uPVC double glazed front door with privacy glass inset and having a uPVC double glazed window positioned to the front elevation. You will also find a central heating radiator and internal doors leading to the lounge, dining kitchen and wc. Under the stairs is a useful cloaks storage space and the alarm control panel.

##### CLOAKROOM/WC

6'1" x 2'9"

Fitted with a contemporary white two piece suite comprising low flush wc and free standing hand wash basin with chrome mixer tap which sits atop a granite top and has matching granite upstands. There is a central heating radiator and a uPVC double glazed window with privacy glass inset. Fuse board.

##### LOUNGE

16'7" x 11'9"

Another generous and well presented room enjoying good levels of natural light via the a uPVC double glazed window from which distant views towards Emley Moor mast can be enjoyed. Central heating radiator, decorative covering, double doors leading through to the formal dining room. The focal point for the room is an attractive, wall mounted living flame gas fire with a Yorkshire stone hearth.

##### FORMAL DINING ROOM

11'10" x 9'4"

Positioned to the rear of the property with access to the rear garden via the sliding patio doors which are uPVC double glazed in construction and allow ample light into the room. There is a central heating radiator, the aforementioned double doors giving access to the lounge and a door leading to the breakfast kitchen.

##### BREAKFAST KITCHEN

11'3" x 10'8"

Fitted with a range of wall and base units in a cream colour scheme with stainless steel bar handle and trim and complementary and contrasting granite worktops which incorporate a 5 ring gas hob and composite sink with one and half bowl arrangement, drainer and mixer tap. The kitchen is further equipped with a double oven, integrated fridge and freezer and integrated dishwasher. Tiled splashbacks surround the preparation areas and there is a glass extractor and black graphite coloured extractor canopy over the hob. It should be noted that the granite working surfaces extend into a breakfast bar area and there are good levels of natural light via two uPVC double glazed windows to the side and rear elevations. Spotlights in the ceiling, chrome heated towel rail, access to the formal dining room, reception hall and utility room.

##### UTILITY ROOM

6'11" x 5'2"

Fitted with matching wall and base units in a cream colour scheme with stainless steel bar handle trim, post-form working surfaces in a grey slate effect with complementary tiled splashbacks. You will also find plumbing for a washing machine, provision for a drier, central heating radiator and a uPVC double glazed stable style door giving easy access to the exterior of the property. Wall mounted Vaillant condenser boiler, installed in 2023 and with a service history.

#### FIRST FLOOR

##### MASTER BEDROOM

12'5" to the robe x 11'10"

Positioned at the front of the property and also enjoying good levels of natural light and aforementioned views of the surrounding countryside including Emley Moor mast and Castle Hill in the distance. Central heating radiator and a range of fitted bedroom furniture including dresser drawers and two double wardrobes which provide a range of hanging and shelving. An internal door leads through to the en suite shower room.

##### EN SUITE SHOWER ROOM

7'7" x 5'2" (plus entrance)

Fitted with a modern white three piece suite comprising shower cubicle, pedestal hand wash basin with mixer tap and low flush wc. The shower is a fitted power shower with rainfall showerhead and aqua-board style splashbacks with attractive part tiled splashbacks surrounding the wc and wash hand basin. Heated towel rail and a uPVC double glazed window with privacy glass inset. To the entrance is a large useful linen cupboard which houses the cylinder/immersion heater.

##### BEDROOM 2

10'0" x 9'0" to the robes

This double bedroom has a range of fitted robes comprises two double robes which incorporate a range of hanging and shelving. Positioned to the rear elevation is a uPVC double glazed window, central heating radiator.

##### BEDROOM 3

8'9" x 6'10"

With a uPVC double glazed window to the rear elevation, central heating radiator and in keeping with the remainder of the property, this room is in good decorative order.

##### BEDROOM 4

8'8" x 6'4"

Currently used as an office although spacious enough to accommodate a bed on two of the elevations. There is a uPVC double glazed window to the rear elevation and a central heating radiator. The fitted book shelves and cupboards are including, subject to an acceptable offer being agreed.

##### HOUSE BATHROOM

7'9" x 3'9"

Fitted with a modern, white three piece suite comprising half pedestal hand wash basin with chrome mixer tap, low flush wc and a panel bath with power shower over. There are part tiled splashbacks around the basin and wc and easily managed aquar-board style splashbacks around the shower and bath area. Spotlights in the ceiling, heated towel rail and a uPVC double glazed window with privacy glass inset. The space-saving mirror fronted medicine cupboard conceals useful storage space behind.

##### LANDING

14'0" x 4'10" max

L-shaped in design with a central heating radiator, an extension of the spindles, balustrade and newel post, useful cupboard storage area and a loft hatch allowed access to a roof void (not inspected at the time of the appraisal).

##### OUTSIDE

There is an attractive, established front garden which is largely laid to lawn with well stock flower beds. To the side is a driveway providing ample off road parking and in turn leading to the twin double garage.

Securely gated and enclosed garden to the rear with borders containing a range of evergreen shrubs and plants including flowering cherry, pyracanthas, rhododendrons and a rockery which surrounds the heritage style patio adjacent to the sliding patio doors. There is also a gently sloping lawned area.

##### GARAGE

16'9" x 16'6"

With twin remotely operated electric doors, power and light, useful additional storage in the roof trusses.

##### TENURE

999 years from 1 November 1965.

##### AGENTS NOTES

This well maintained property enjoys security lighting, annual service agreements for the central heating system and alarm system, has cavity wall insulation and loft insulation which has been upgraded by the current vendors during their occupation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	