Martin Thornton
PLATINUM

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



Ganton Way, Fixby
Huddersfield,

Offers in the region of
£425,000

Offered with no onward chain, is this three/four-bedroom detached true bungalow occupies a generously sized plot, with gardens extending to the front, side and rear. Situated within the popular residential area of Fixby, the property may prove suitable to buyers seeking the convenience of accommodation predominantly over one level, or a professional couple looking to access the nearby M62 motorway network and local golf club.

The accommodation briefly comprises an entrance porch, entrance hallway, living room, dining room/bedroom four, conservatory, breakfast kitchen, separate WC, utility room, three bedrooms, with the master bedroom incorporating an en suite shower room, and a house bathroom.

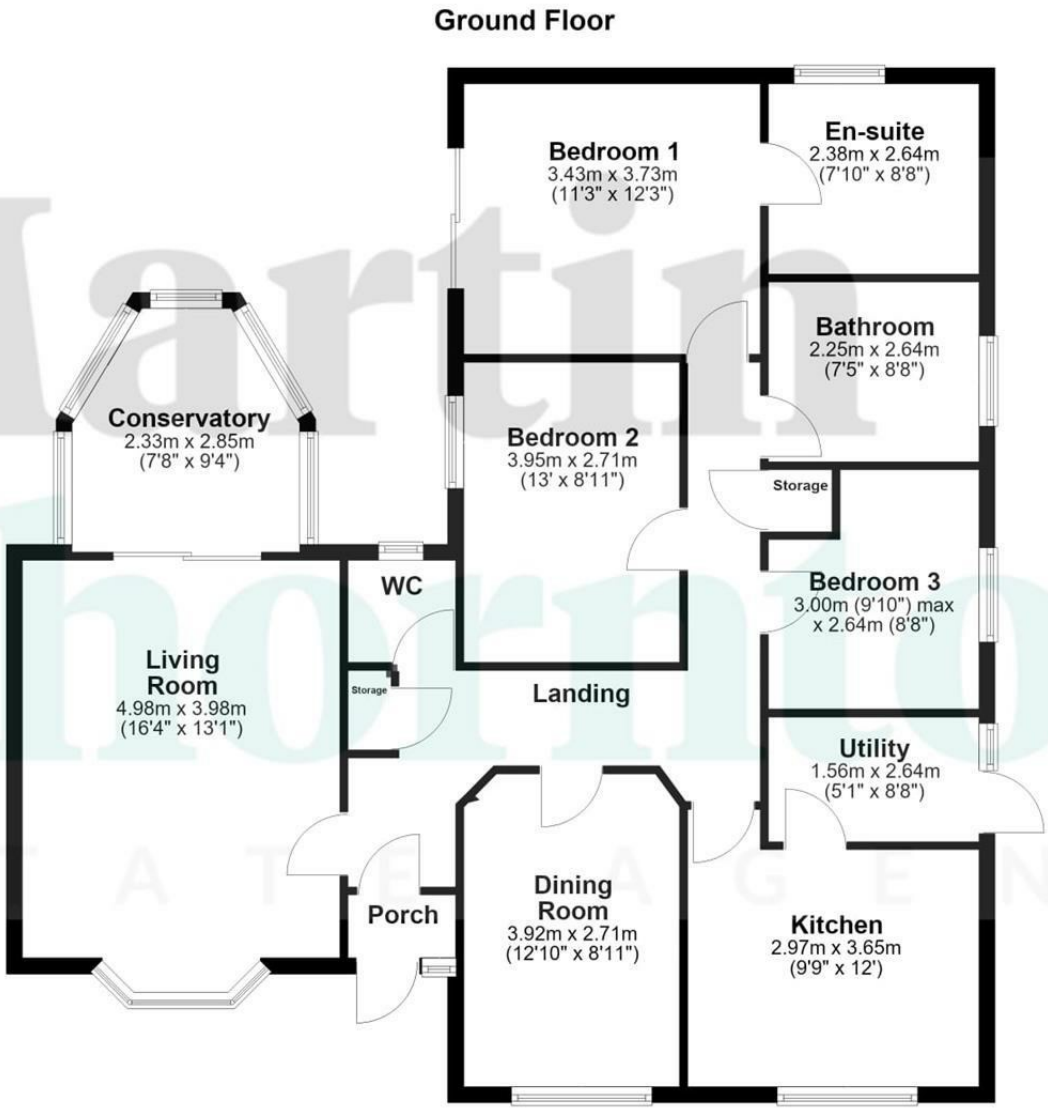
Externally, the property enjoys gardens to three sides, with the rear garden benefiting from an easterly aspect. To the side, there is a detached double garage together with a tarmacked driveway providing ample off-road parking.

The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed.

Early viewing is essential to see all this home has to offer.

Ganton Way, Fixby
Huddersfield,

Floorplan



Martin Thornton
ESTATE AGENTS

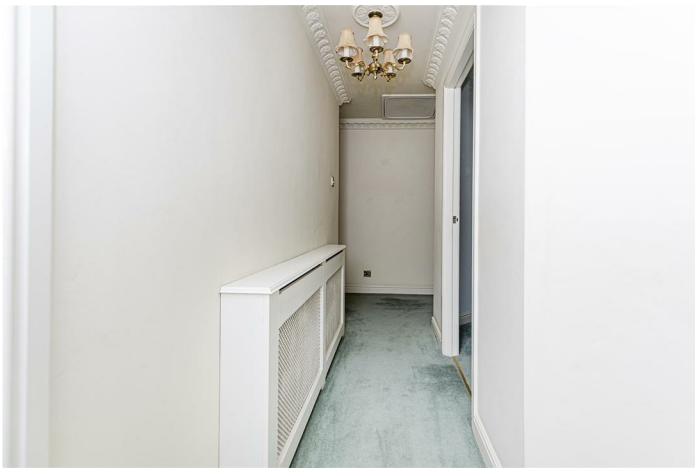
Martin Thornton
PLATINUM

martin-thornton.com
01484 508000

Ganton Way, Fixby
Huddersfield,

Details

Entrance Hallway



A uPVC door with decorative double-glazed inserts and a matching side panel opens to the entrance porch, which has terracotta style floor tiling, a ceiling light point and power points. From here, a uPVC double-glazed door gives access to the entrance hallway. There is decorative coving to the ceiling, two useful storage cupboards with hanging rails and shelving, and a radiator. Access can be gained to partially boarded loft space via a pull-down ladder. A timber and bevelled glazed door leads into the living room.

Living Room



This room is positioned at the front of the property and has a uPVC double-glazed walk-in splayed bay window. It has decorative coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a gas fire set to a marble hearth with a timber surround. From here, a uPVC sliding door gives access to the conservatory.

Conservatory



This room has lots of natural light via uPVC double-glazed windows and a uPVC door leading out to the rear garden. It boasts great views across Huddersfield and beyond. There are two wall-light points, exposed brickwork to one wall and a radiator.

WC



This room houses a low-level WC and a vanity hand basin with a mixer tap and storage beneath. There is vinyl style flooring, a ceiling light point and a radiator. Natural light comes from the rear elevation via a uPVC double-glazed window.

Ganton Way, Fixby
Huddersfield,

Details

Dining Room/Bedroom Four



A uPVC double-glazed window provides natural light from the front elevation. There is decorative coving to the ceiling, a ceiling rose, a ceiling light point and a radiator.

Kitchen



The kitchen comprises a range of wall and base cupboards, drawers, granite style roll-edge worktops with matching upstands and an inset one-and-a-half bowl stainless steel sink unit with twin taps and a grooved drainer. Integrated appliances include a Neff double oven, Neff four-ring gas hob, Neff canopy style filter hood, fridge freezer and dishwasher. The work surfaces extend to form a breakfast bar. There are banks of inset downlights, a uPVC double-glazed window and tiling to the floor that continues into the utility.

Utility



This room has wall and base cupboards, roll-edge worktops and an inset stainless steel sink unit with twin taps and a single drainer. There is space and plumbing for an automatic washing machine and dryer, a ceiling light point and a radiator. The Ideal central heating boiler is housed in this area. A uPVC double-glazed door provides access to the side garden.

Bedroom Two



This double bedroom has a ceiling light point, a radiator and a uPVC double-glazed window. It has floor-to-ceiling fitted wardrobes with hanging rails and shelving.

Ganton Way, Fixby
Huddersfield,

Details

Bedroom Three



This good-sized bedroom has a ceiling light point, a uPVC double-glazed window, a built-in wardrobe with hanging rails and shelving, drawers and shelving. It would also make an ideal work-from-home study.

House Bathroom



The bathroom has a white four-piece suite comprising a low-level WC, a vanity hand basin with storage beneath, a panelled bath with a mixer tap and a shower cubicle, home to a mains fed shower. There is vinly style flooring, appropriate tilng to the walls, a ceiling light point, a uPVC double-glazed window and a heated towel rail.

Bedroom One



This double bedroom has uPVC double-glazed patio doors providing access to the rear garden. It has floor-to-ceiling built-in wardrobes with hanging rails, shelving and drawers, a ceiling light point and a radiator. Being the master bedroom, it has an en suite shower room.

En Suite Shower Room



This room houses a white suite comprising a low-level WC, a vanity hand basin with twin taps and storage beneath and a corner shower cubicle with a curved screen, home to a mains fed shower. It has vinyl style flooring, tiling to the walls, a useful storage cupboard with shelving, ceiling downlighting, an extractor fan and a ladder style heated towel rail. There is a wall-mounted mirror with LED lighting, shelving and a shaver point.

Ganton Way, Fixby
Huddersfield,

Details

External Details



At the front of the property, there is a lovely lawned garden with mature shrubbery borders and a flagged pathway leading to the front door. A tarmacked driveway provides off-road parking and leads to a double detached garage. At the side of the property, there is a further lawn and shrubbery borders. At the rear, there is a raised Indian slate patio, perfect for outdoor entertaining, power points, a water point and security lighting. Stone steps with wrought iron railings lead down to a flagged seating area and a lawn with mature shrubbery and fenced borders. As mentioned, the rear garden has beautiful views across Huddersfield and beyond, with an easterly aspect.

Detached Garage



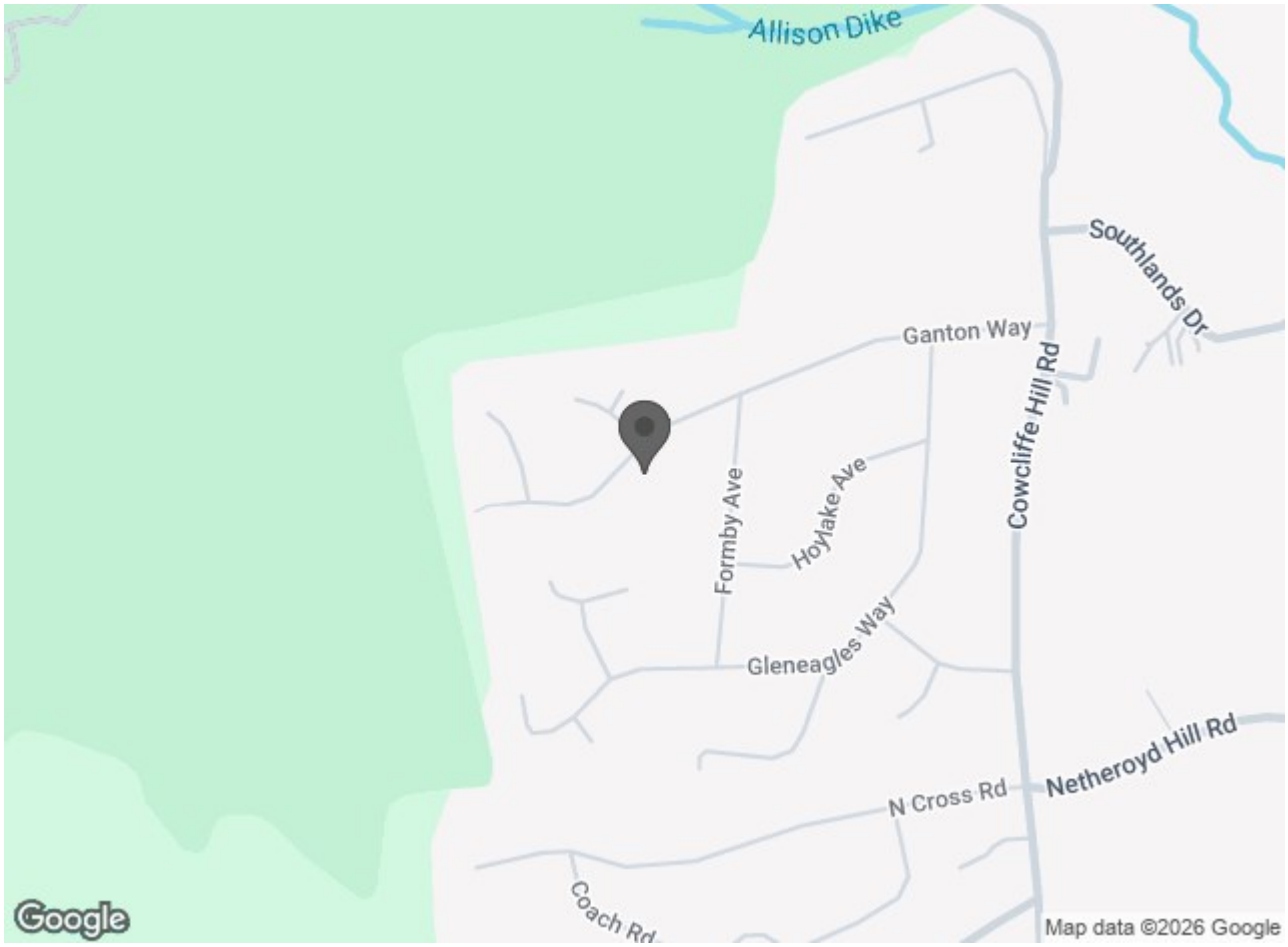
The detached double garage has a uPVC double-glazed door leading out into the rear garden and a uPVC double-glazed window to the side elevation. The doors are electrically operated and there is power and lighting.

Tenure

The vendor informs us that the property is leasehold.

Ganton Way, Fixby
Huddersfield,

Directions



Martin Thornton
PLATINUM

martin-thornton.com
01484 508000