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**The Ghyll, Fixby
Huddersfield,**

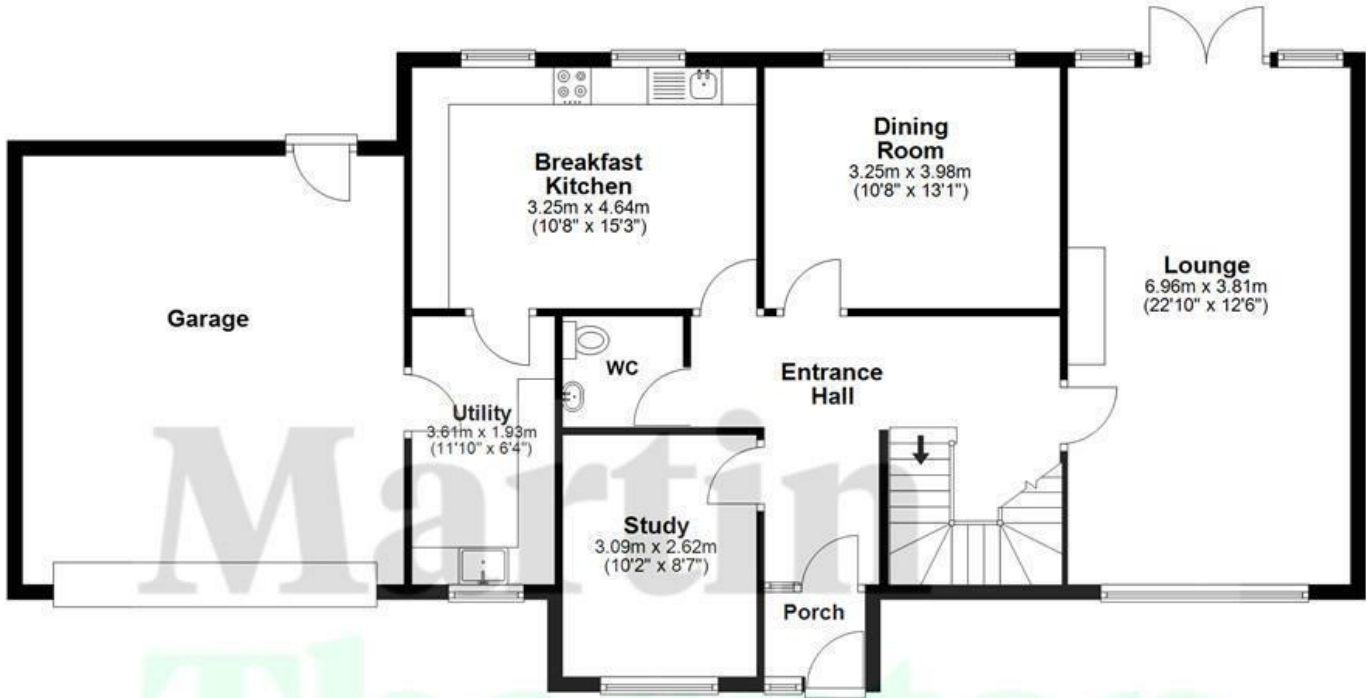
Offers over £725,000

*****MARTIN THORNTON PLATINUM*****

Standing on one of the larger plots in a cul-de-sac position, this is a superbly appointed, five-bedroom detached home. It has been upgraded, redesigned and extended substantially from its original design, with views towards Castle Hill in the distance and a rear garden with the wow factor. This perfect family home is an ideal commuting base with access to the M62. Only by an internal inspection can the amount of accommodation be truly appreciated. The accommodation comprises an entrance vestibule, large hallway, downstairs WC, stylish and high-spec breakfast kitchen, large utility, formal dining room, large living room and home office. On the first floor are five bedrooms, the master with a dressing room and en suite, and a house bathroom with a four-piece suite. The property has a gas-fired central heating system, uPVC double-glazing, a security system and solar panels. Externally, there are well-presented gardens and the rear garden is a major selling feature, with a large timber decked seating area incorporating a gazebo, summer house and lawn. There is an additional secluded garden area. In our opinion, buyers would be hard-pressed to find a better plot and home on this well-regarded development.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Vestibule

An external uPVC and glazed door set in an archway with additional glazing leads to the entrance vestibule, with exposed stonework on either side. The clad ceiling incorporates courtesy lighting and a composite door with an opaque glazed panel gives access into the hallway.

Hallway



The impressive entrance hallway is particularly wide and has a staircase, with storage beneath, that rises and returns to the first floor accommodation. There is coving to the ceiling, a radiator and oak internal doors that can be found throughout the downstairs of the property.

Downstairs WC



This room has a two-piece suite comprising a wide oval wash hand basin with storage cupboards and drawers beneath,

and a low-level WC. There is tiling to the walls and floor, along with an extractor fan.

Breakfast Kitchen



The stylish kitchen has been upgraded in recent times and is presented to a very high standard. Of particular note are the superb Quartz worktops with matching upstands, which extend into the window sills. There is a one-and-a-half bowl stainless steel sink and a central island unit that extends to create a breakfast bar. Integrated appliances include an oven, microwave, induction hob, contemporary filter hood, fridge, freezer and dishwasher. The room has uPVC windows to the rear elevation, ceiling downlighting and a door leading to the utility.

Utility



The utility room has matching units to high and low levels,

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again with Quartz worktops, and a rectangular stainless steel sink. It has plumbing for an automatic washer and space for a condensing dryer. The room has a uPVC window to the front elevation, ceiling downlighting and a door leading to the double garage.

Dining Room



The good-sized formal dining room is positioned at the rear of the property and enjoys a very pleasant aspect from its wide uPVC window over the garden. It can easily accommodate a large dining table, but buyers may decide to use it as a second sitting room. It has ornate coving to the ceiling, a dado rail and a radiator.

Living Room



The large living room runs from front to rear of the property and can easily accommodate a large amount of furniture. It

is a particularly well appointed room with a decorative fireplace, coving to the ceiling and two radiators. French style uPVC doors provide access to the rear garden.

Office/Study



This additional good-sized reception room could be utilised as a home office/study or gaming room, etc. It is positioned at the front of the property with a pleasant outlook from its uPVC window into the cul-de-sac and with far distant views. It has built-in bespoke furniture including a desk, bookcase, shelving and drawers. There is also a radiator.

First Floor Landing



From the hallway, a staircase rises to the first floor landing, which has access to loft space, a built-in storage cupboard and two radiators.

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Bedroom One



This large double bedroom is positioned at the rear of the property and enjoys a dual aspect, with one side and two rear arched uPVC windows. There is built-in furniture with composite tops comprising a dressing table, drawers and cupboards. There is a walk-in dressing room with built-in furniture comprising hanging rails, shelving and drawers, and an opaque uPVC window to the front elevation. The bedroom itself has two radiators and access to an en suite bathroom.

En Suite Bathroom



The stylish bathroom has a four-piece suite comprising a shower cubicle, home to a hand-held shower attachment and a large waterfall shower fitting, a double-ended bath, a wash hand basin with storage beneath and a low-level WC. There is tiling to the walls and floor, a clad ceiling incorporating

downlighting, a mirror, an electric shaver point and an upright chrome ladder style radiator. The room has an opaque uPVC window.

Bedroom Two



This large double bedroom is positioned at the rear of the property with a uPVC window overlooking the garden. It has plenty of space for furniture and a radiator.

Bedroom Three



This large double bedroom is positioned at the front of the property with a broad uPVC window, with a pleasant outlook over the cul-de-sac and long distance views with Castle Hill in the distance. It has plenty of space for furniture and a radiator.

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Bedroom Four



This bedroom is positioned at the rear of the property with a uPVC window overlooking the garden. It has plenty of space for furniture and a radiator.

Bedroom Five



This bedroom is positioned at the front of the property with a broad uPVC window, with a pleasant outlook over the cul-de-sac and long distance views with Castle Hill in the distance. It has space for a bed and furniture, and a radiator.

House Bathroom



The stylish bathroom has a four-piece suite comprising a large shower cubicle, home to a hand-held shower attachment and a waterfall shower fitting, a bath, a wash hand basin with storage beneath and a low-level WC. There is aqua panelling to the ceiling and walls, for ease of maintenance, a mirror, ceiling downlighting and an upright chrome ladder style radiator. The room has an opaque uPVC window.

External Details



The property occupies one of the larger plots, being in the corner. The tarmac driveway widens to provide parking for several vehicles and leads to the integral double garage. There is fencing to one side and hedging opposite, along with a shaped lawn, flower beds and wide stone flagged steps leading to the entrance of the property. There is a charging

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point for an electric vehicle and external lighting. A pathway leads to the rear garden, which is a major selling feature for the overall size and privacy that it enjoys. It has perimeter fencing, beds and borders. There is a large timber decked seating area running the width of the property, which can also be accessed from the garage and the French doors in the living room. At the far end of the decking is a large gazebo with a solid roof and two roller shutters to one side, creating a lovely entertaining space. Incorporated within the gazebo, timber and glazed doors lead to a summer house/storage building. There is external power and lighting. As mentioned, the garden is one of the larger plots on this well-regarded development and has a large shaped lawn with a seating area in the top corner, which can be a real sun trap. It has mature beds and borders and the garden itself is perfect for families. At the side of the gazebo, steps lead down into a secluded garden area with stone pathways, mature flowerbeds and trees.

Integral Garage

The garage has an automatic roll-over door, power and lighting. It houses the boiler for the central heating system and has space for additional kitchen appliances. A personal door leads to the rear.

Tenure

The vendor informs us that the property is freehold.

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Directions

