

Peter David Properties

Residential Sales and Lettings

Ganton Way, Fixby

£365,000



Ganton Way, Fixby

Description

All interest and offers are invited

Standing prominently in a quiet cul-de-sac location is this four bedroom detached house, offered for sale with everything needed to suit modern family life. The property, which is in the sought after location of Fixby, externally benefits from well-maintained gardens to the front and rear and ample off-road parking for 3/4 cars including a double garage and a driveway. Internally, the property briefly comprises: a useful porch, an entrance hallway, a living room, a conservatory, a dining room, a kitchen, a utility room, a ground floor cloaks / WC, four bedrooms, an en-suite to the master bedroom, a study and a house bathroom. This property is closely situated to the popular town of Brighouse and the amenities within and is easily commutable to the nearby business districts of Leeds, Bradford, Halifax and Huddersfield via the M62 network. Internal viewings are highly recommended - book yours today!

Features

- Four bedroom detached property
- Situated on a peaceful, residential cul-de-sac
- Double detached garage and ample driveway
- Close to good primary and secondary schools
- Well-maintained gardens to the front and rear
- Two reception rooms and downstairs cloaks
- En-suite to the master bedroom
- EPC - C
- Close to Brighouse town centre
- Easy access to the M62 network

Entrance Porch

This useful entrance porch provides access to the entrance hallway.

Entrance Hallway

Providing access to the ground floor accommodation and the staircase to the first floor accommodation.

Living Room 6.27m (20'7") x 3.56m (11'8") excluding bay

A triple aspect living room, with a bay window to the front aspect and double glazed sliding doors to the conservatory. The focal point is the gas fire, complete with a marble surround.

Conservatory 2.79m (9'2") x 2.79m (9'2")

A peaceful conservatory with pleasant views of the rear garden. Featuring laminate flooring and double doors to the patio.

Dining Room 3.48m (11'5") x 3.10m (10'2")

A useful second reception room with ample space to dine. Featuring a window to the front aspect.

Kitchen 3.99m (13'1") x 2.67m (8'9")

A range of wall and base units with appliances, including: a gas cooker, a dishwasher and integral fridge freezer. There is an inset stainless steel sink and drainer, part tiled walls and spotlights to the ceiling.

Utility Room 2.67m (8'9") x 1.88m (6'2")

A sizeable utility room which lies adjacent to the kitchen, with fitted wall and base units, a washing machine and tiled splashbacks. There is a tall storage cupboard and an inset stainless steel sink and drainer. The utility room houses the boiler and alarm panel.

Downstairs WC/ Cloaks

A modern ground floor WC with part-tiled walls and tiled flooring. Featuring a WC and a hand basin.

Landing

Providing access to all first floor accommodation. Also providing access to the part-boarded loft.

Master Bedroom 5.05m (16'7") x 3.56m (11'8")

A large double bedroom with fitted wardrobes, bedside drawers, a chest of drawers and a dressing table. There is access to the en-suite and a window to the front elevation.

En-suite 2.57m (8'5") x 2.49m (8'2")

A modern and fully tiled en-suite with a three piece suite, comprising: a bath with a mixer shower overhead and a glass shower screen, a WC and a hand basin. Featuring storage cupboards, a spotlight ceiling, a large heated towel rail and a window to the front elevation.

Bedroom Two 3.56m (11'8") x 3.56m (11'8")

A spacious second bedroom with a window to the front elevation.

Bedroom Three 2.95m (9'8") x 2.57m (8'5") + recess

A third double bedroom with a window to the rear elevation, occupying views of the well-maintained gardens and further afield.

Bedroom Four 2.57m (8'5") x 2.49m (8'2")

A fourth bedroom with a window to the rear elevation, occupying impressive views.

House Bathroom 2.06m (6'9") x 1.68m (5'6")

A modern, fully tiled bathroom with a three piece suite, comprising: a WC, a bath with a mixer tap and an overhead shower and a hand basin. There is a chrome heated towel rail, a spotlight ceiling and a window to the rear elevation.

Study 1.88m (6'2") x 1.68m (5'8")

A good sized study with a range of fitted units and a rear facing window.

Double Garage 5.56m (18'3") x 5.05m (16'7")

The detached double garage has parking for two cars or could be used for storage. With an electric door, power, lighting and a side door.

External

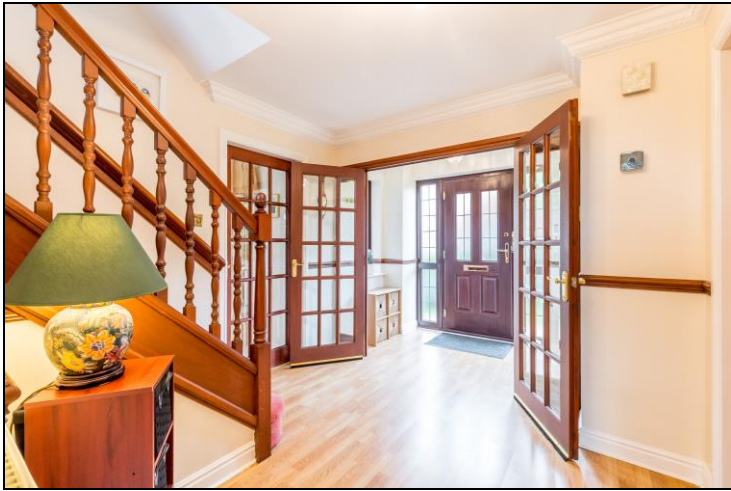
To the front of the property there are maintained gardens with mature shrubs. There are gates at both sides of the property. The rear gardens features a large seating area, perfect for entertaining! The rear garden is enclosed, easy to maintain and private.

Leasehold

The property is a leasehold property with a 969 years left. The charge is £65 per year to Thornhill Estates.

Directions - 36 Ganton Way, Fixby, HD2 2ND.

From Brighouse town centre take Huddersfield Rd/A641 and continue to follow A641. At Bradley Bar Roundabout, take the 3rd exit onto Fixby Rd/A6107 and continue to follow A6107. Turn left onto Lightridge Rd and then take a slight right onto Cowcliffe Hill Rd. Turn right onto Ganton Way.





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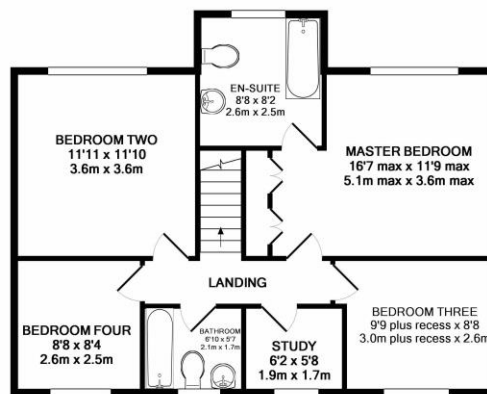
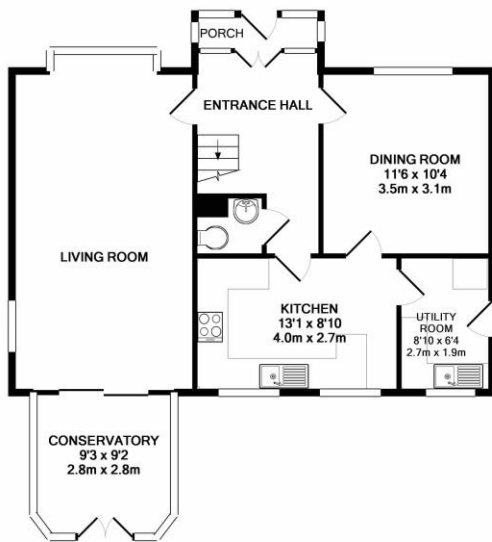
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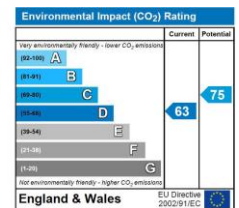
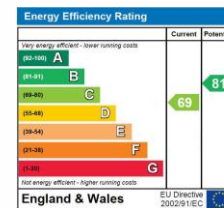
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TOTAL APPROX. FLOOR AREA 1442 SQ. FT. (134.0 SQ. M.)

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