



Professionalism with Independence

Located on one of Huddersfield's most exclusive avenues in the popular residential area of Fixby, is this magnificent 4 bedroomed detached residence. Having 2 separate entrances with wrought iron entrance gates, this most aesthetically pleasing property boasts en-suite facilities and dressing room to the master bedroom, 3 further bedrooms, study, 3 most spacious receptions rooms and a magnificent breakfast kitchen. Adjoining open fields to the rear with extensive views, the property is equidistant to Junctions 24 & 25 of the M62 motorway, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. Having a range of high quality fixtures and fittings throughout, the property is decorated to a high standard and would appeal to those searching for a home of distinction. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a timber and glazed entrance door into:-

Entrance Hall

Having Travertine style tiled flooring, 2 central heating radiators, 2 uPVC double glazed windows, ceiling coving, built-in under stairs storage cupboard and an access door to the cloakroom/wc.

Cloakroom/WC

Having a continuation of the Travertine style tiled floor, there is a 2 piece white suite incorporating low flush wc and a hand wash basin.

Lounge

5.18m x 3.63m (17'0" x 11'11")

Having an open grate fireplace set into a cast iron Victorian style surround and mantel. There is a uPVC double glazed window to the front, central heating radiator, stripped and stained floor boarding, 2 wall light points and timber and glazed doors give access to the sitting room.



Sitting Room

6.78m x 3.28m (22'3" x 10'9")

Peacefully situated to the rear of the property, having outstanding far reaching views over the adjacent countryside, stripped floor boarding, 3 central heating radiators, feature fireplace with marble hearth and back drop with an electric pebble effect fire. There are uPVC double glazed windows and French doors leading directly to the rear gardens.



Dining Room

3.81m x 3.35m (12'6" x 11'0")

Positioned to the rear of the property, having stripped and stained floor boarding, central heating radiator, uPVC double glazed window with far reaching views. Access can be gained from the lounge, kitchen and sitting room.



Breakfast Kitchen

5.26m x 5.18m max. (17'3" x 17'0" max.)

Having a range of bespoke handmade wall and base units with granite working surfaces and splashbacks, twin bowl Belfast sink unit with antique style mixer taps and granite drainers. There is 6 burner gas Range with double oven and grill, overhead extractor fan and light, 2 uPVC double glazed windows, 2 central heating radiators and sunken swivel low voltage lighting. Further integrated appliances including dishwasher, fridge and freezer. There is an island breakfast bar with granite work surface, cupboards and feature shelving, uPVC double glazed French doors leading directly into the rear gardens and Travertine style tiled flooring.



Utility Room

2.13m x 2.39m (7'0" x 7'10")

Having a range of white gloss fronted wall and base units with laminated working surfaces and part tiled walls. There is Travertine style tiling, central heating radiator, plumbing for an automatic washing machine, uPVC double glazed window and stable rear access door.

FIRST FLOOR:

Landing

Having spindlerail balustrade staircase and ceiling coving.

Master Bedroom

5.18m x 3.66m (17'0" x 12'0")

This most spacious light and airy bedroom has a uPVC double glazed windows to both front and rear, TV aerial point, 2 central heating radiators, extensive far reaching views to the rear and having an archway which leads through to the walk in dressing room.



Dressing Room

3.05m x 1.75m (10'0" x 5'9")

Fitted with a range of furniture including 6 door robes with hanging and shelving facilities, built-in drawer units, Travertine style tiled floor, central heating radiator and uPVC double glazed French doors leading directly out onto the rear balcony.

Balcony

Having a decked base and wrought iron rails surrounding, the balcony takes full advantage of the outstanding far reaching views over adjacent countryside.

En-suite Bathroom

3.05m x 2.90m (10'0" x 9'6")

Being fully tiled to the floor with Travertine style tiling and underfloor heating. There is a 4 piece suite incorporating low flush wc, semi-pedestal wash basin, deep sunk free standing bath with chrome taps and shower attachment, double width shower cubicle with Travertine style tiling and rain water shower head. There is a chrome central heating radiator, ceiling spotlights, uPVC double glazed window and additional heated towel rail.



Bedroom 2

3.86m x 3.28m (12'8" x 10'9")

Peacefully situated to the rear of the property, having ceiling coving, TV aerial point, central heating radiator and a uPVC double glazed window overlooking the balcony and views beyond.







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Bedroom 3

4.60m x 2.44m (15'1" x 8'0")

Having uPVC double glazed windows to the front and rear, there is a central heating radiator and TV aerial point.



Bedroom 4

3.73m x 2.11m (12'3" x 6'11")

Having a central heating radiator and uPVC double glazed window.

Study

2.21m x 1.63m (7'3" x 5'4")

Having a range of built-in office furniture, a central heating radiator and feature arched uPVC double glazed window.

Family Bathroom

Being part tiled to the walls, having a fully tiled floor. There is a 3 piece white suite incorporating low flush wc, pedestal wash basin, panelled bath with overhead Mira shower and shower screen. There is a central heating radiator and uPVC double glazed window.



OUTSIDE:

The property has 2 separate entrances which have wrought iron gates. To the front of the property there is a block paved driveway and parking area, lawned garden with shaped borders.



There is an attached single garage (15'0" x 10'0") with up and over door, power and light points. To the rear there is a generous garden with lawn, flowerbed borders and patio and seating areas. The garden adjoins open fields and enjoys far reaching views.



COUNCIL TAX BAND:

G

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.

VIEWINGS:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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ON-LINE 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.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641) passing through the traffic lights at Hillhouse and Fartown Bar. Continue along the main road passing through the roundabout by Asda supermarket. At the next roundabout in Fixby turn left into Fixby Road, follow this road up the hill and after Fixby Stores on your left hand side, turn left after the green into Lightridge Road, follow this road for approximately 150 yards and take a right hand turning into Gernhill Avenue where the property can be found at the top of the avenue on the right hand side.

Energy Performance Certificate

28, Gernhill Avenue, HUDDERSFIELD, HD2 2HR

Dwelling type: Detached house **Reference number:** 0518-7983-7299-4005-4980
Date of assessment: 09 November 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 09 November 2015 **Total floor area:** 197 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

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Estimated energy costs of dwelling for 3 years:	£ 5,073
Over 3 years you could save	£ 642

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 492 over 3 years	£ 273 over 3 years	
Heating	£ 4,236 over 3 years	£ 3,813 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
Totals	£ 5,073	£ 4,431	<div style="background-color: #4CAF50; color: white; padding: 5px; width: fit-content; margin: auto;"> You could save £ 642 over 3 years </div>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

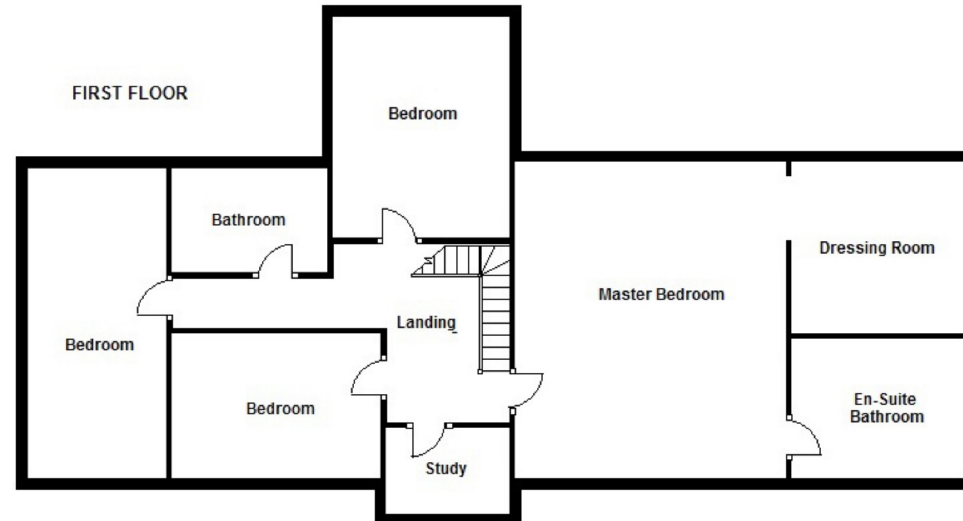
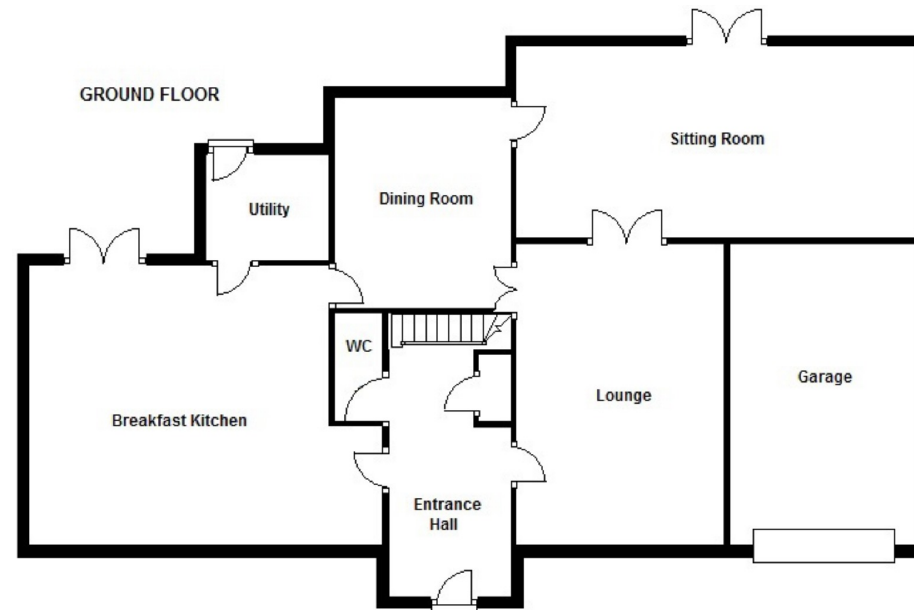
	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	64	74

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 270	✔
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 195	✔
3 Low energy lighting for all fixed outlets	£80	£ 180	✔

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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:

- 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.
- 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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