



Forge House, 5 Ashford Manor

Fenay Bridge, HD8 0JY

Asking Price £425,000 Freehold





Situated in the much sought-after Fenay Bridge in Huddersfield, close to a range of local amenities and excellent transport links, Forge House is a generous detached family home on a beautiful development of six executive houses. The property is in need of upgrade throughout and offers the opportunity to create the dream family home.

Location

Fenay Bridge is a sought-after part of Huddersfield offering a range of local amenities including independent pubs and restaurants. Nearby Huddersfield town centre also offers plenty of amenities as well as excellent transport links with a bus and train station offering link to Leeds, Manchester and London.

Accommodation

Access is gained into the welcoming entrance hallway benefitting from a cloakroom with w/c and wash-hand basin. An open staircase rising to the first floor. Double doors to your left take you through to the spacious lounge with dual-aspect windows and a fire to the focal point with timber beam mantel, brick surround and stone flagged hearth. Back out through the hallway is a further versatile reception room which could be used as a dining room, study or ground floor bedroom.

Moving through to the open plan kitchen/diner which benefits from dual-aspect windows allowing for natural light, and French doors accessing the rear garden. The kitchen offers a central island and a range of bespoke cream wall, drawer and base units with contrasting granite worksurfaces incorporating a sink and drainer with mixer-tap. Leading off the kitchen area is a rear entrance hallway/utility area, which in-turn leads through to the generous double garage with power, lighting and two up-and-over doors.

Rising to the first floor landing accessing five bedrooms and the house bathroom. The spacious principal bedroom is above the garage and boasts a dressing room/walk-in-wardrobe and an en-suite with three-piece suite comprising a w/c, pedestal wash-hand basin and a walk-in shower cubicle. A second generous double bedroom has dual-aspect windows and an en-suite with three-piece suite comprising a w/c, pedestal wash-hand basin and walk-in shower cubicle. Three further bedrooms and the house bathroom complete the accommodation. The house bathroom has a four-piece suite comprising a w/c, pedestal wash-hand basin, panelled bath and walk-in shower cubicle.

Externally, to the front of the property, a tarmacked driveway provides off-street parking for four cars, leading to the spacious garage providing further parking for two cars. Pathways at either side of the property lead round to the enclosed rear garden. A large tarmacked area is enclosed by steel balustrade while a generous decking area required upgrade. A centre-piece of the garden is a stone and oak built sheltered hot-tub area. The garden is tree-line bordered with mature planting and shrubbery and has a stream running through.

Council tax band: G

EPC rating: D

Ground rent: N/A

Service charge: N/A



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