

11 Rushfield Vale,  
Fenay Bridge HD8 0BX

OFFERS AROUND  
£260,000



SITUATED ON A PEACEFUL CUL-DE-SAC AND NICELY PRESENTED IS THIS THREE BEDROOM STONE BUILT LINK SEMI DETACHED FAMILY HOME, BOASTING SPACIOUS AND VERSATILE LIVING ACCOMMODATION, WELL MAINTAINED GARDENS AND A DRIVEWAY FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY  
PROPERTIES



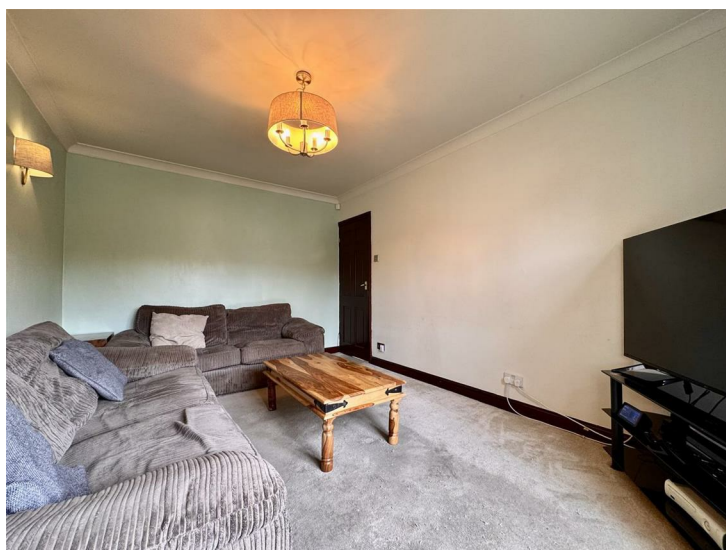
### ENTRANCE HALLWAY

You enter the property through a recently fitted composite door into this welcoming entrance hallway which has plenty of space to remove coats and shoes. A handy understairs cupboard provides storage for household items and there is laminate flooring underfoot. Doors lead to the lounge, dining kitchen and a downstairs W.C. A staircase with a timber balustrade ascends to the first floor landing.



### LOUNGE 14'6" apx x 10'0" apx

This light and airy reception room is presented with neutral decor, there is a good amount of space to accommodate free standing furniture and a window gives a lovely view over the front garden and the cul de sac beyond.



### DINING KITCHEN 17'4" max x 11'5" max

Spanning the rear of the property is this stylish dining kitchen which really is the heart of the home, boasting a great entertaining space and fitted with a range of pale grey wall and base units, contrasting work surfaces with matching upstands and a composite sink with mixer tap. Integrated appliances include an electric oven, four ring induction hob, space for an American style fridge freezer, tumble dryer and plumbing for a washing machine. To the side of the kitchen is space for a dining table and chairs, complimentary laminate flooring flows underfoot a rear facing window and patio doors allow natural light to flow through the space and give views over the rear garden. A door leads back through to the entrance hallway and an external door opens to the rear patio.









### **GROUND FLOOR W.C 6'3" apx x 3'0" apx**

Handily placed off the entrance hallway is this useful ground floor W.C with a vanity hand wash basin with mixer tap, low level W.C, laminate flooring and an anthracite towel radiator.



### **FIRST FLOOR LANDING**

Stairs ascend to the first floor landing with a hatch giving access to the part boarded loft and doors lead through to three bedrooms and the family bathroom.

### **BEDROOM ONE 11'6" apx x 10'1" apx**

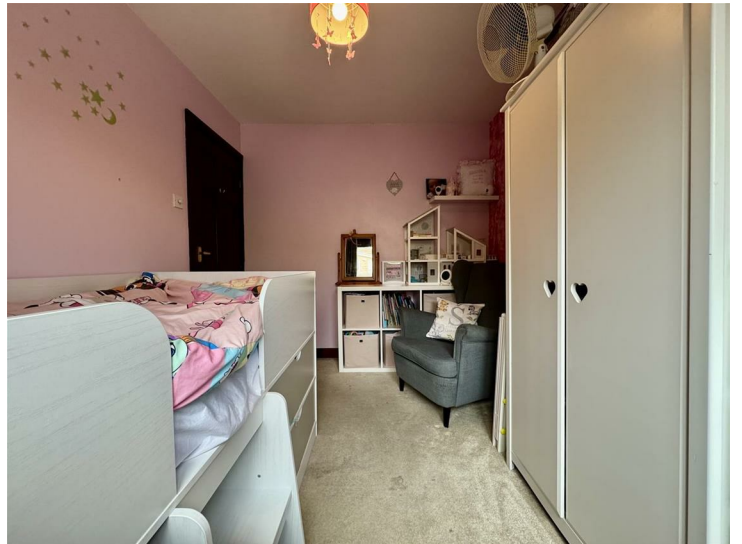
This superb double bedroom is positioned at the front of the property with views over the cul de sac and countryside beyond, ample room for freestanding furniture, a bank of fitted wardrobes and a door leads to the landing.





### **BEDROOM TWO 10'11" apx x 8'2" apx**

A good size double bedroom located to the rear of the property with views over the garden with space for freestanding bedroom furniture and a door leads to the landing.



### **BEDROOM THREE 8'11" apx x 8'0" apx**

A neutrally decorated double bedroom at the rear of the property with garden views, space for freestanding furniture and a door leads to the landing.





### **BATHROOM 7'0" max x 6'4" max**

This attractive bathroom is fully tiled and comprises of a low level W.C, pedestal hand wash basin with mixer tap, a P shaped bath with a waterfall shower over and a curved screen. A handy inset shelving space provides storage for bathroom items and a front facing obscure glazed window floods the room with light. There is an anthracite towel radiator, contrasting tile flooring underfoot and a door leads to the landing.



### **HOME OFFICE / BAR 11'2" apx x 8'0" apx**

Accessed from the rear patio, this versatile room is currently used as a home office and a bar. The room is fully insulated and plaster boarded, has numerous power points, heating, stylish recessed downlights, houses the recently upgraded boiler and provides access to a secondary loft. All that remains to complete this space is to decorate to personal taste. A door gives access to the front of the garage which provides storage and a window gives views over the garden.

\* This space can easily be converted back to a garage if required\*





## REAR GARDEN

To the rear of the property there is a well maintained tiered garden. A patio adjoins the property allowing for outdoor dining and entertaining, and also provides access to the home office / bar. Stone steps lead up to the further tiers which include a decked area ideal for sitting out and a good size lawn with space for garden furniture and a timber outbuilding if required. There is a power point to the rear garden as well as an outdoor tap to make for easy garden maintenance.







## EXTERNAL FRONT AND DRIVEWAY

To the front of the property there is a well maintained lawned garden with flowerbed borders. A long driveway provides off road parking for two vehicles and leads up to an attached single garage which has been converted to a storage space at the front and a door leads through to the home office. There is an additional outdoor tap fitted here also.





## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band C

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant paperwork is available.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

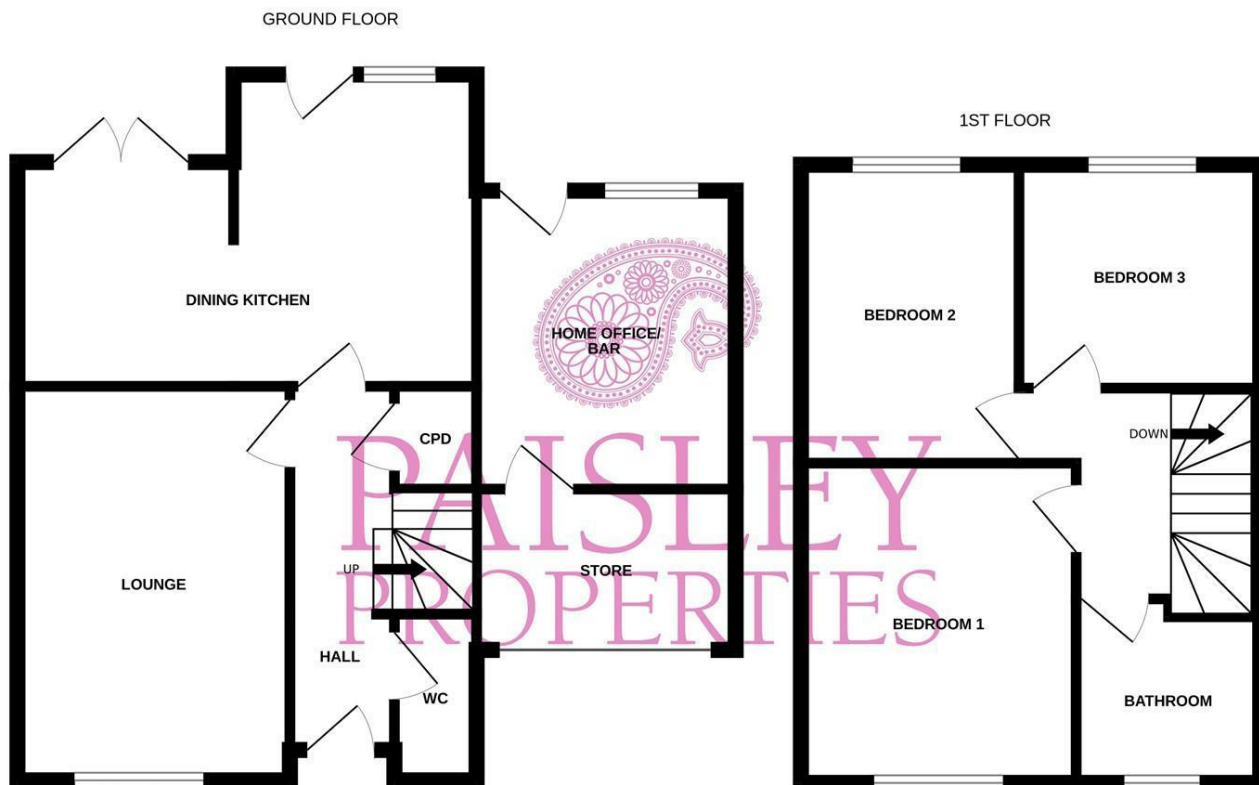
## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

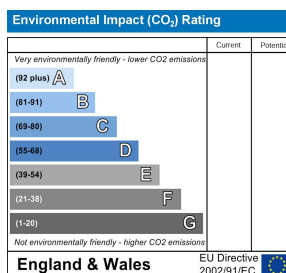
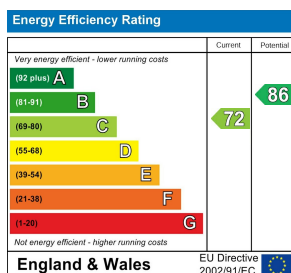
## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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