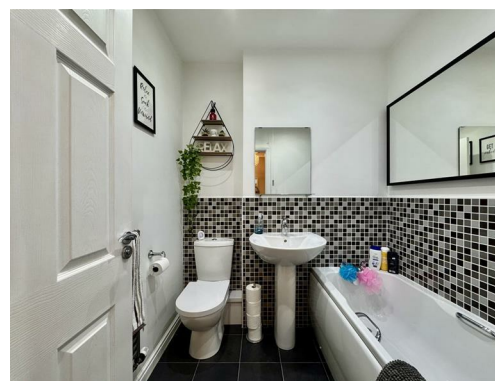
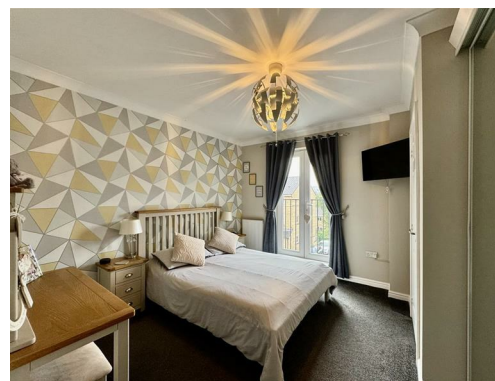
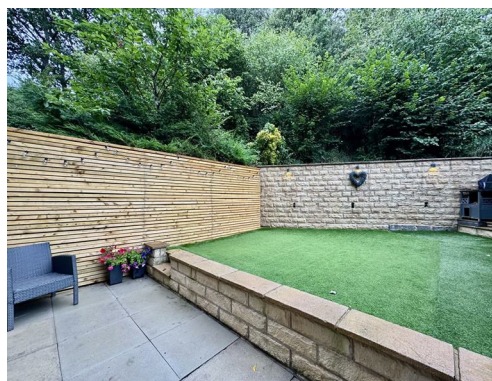


169 Hanby Close,
Fenay Bridge HD8 0FZ

OFFERS AROUND
£280,000



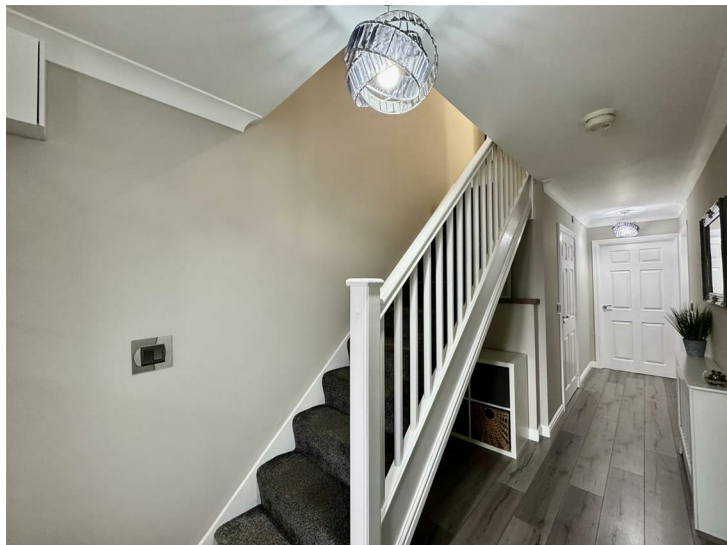
NEATLY POSITIONED AT THE END OF A PEACEFUL CUL-DE-SAC, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM TOWNHOUSE IS "MOVE IN READY" AND BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, AN ENCLOSED REAR GARDEN, A DRIVEWAY AND AN INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this very welcoming entrance hallway which has plenty of space to remove / store coats and shoes. There is laminate flooring underfoot and doors lead to the shower room/WC, utility room, games room/bedroom four and the garage. A staircase with a timber balustrade ascends to the first floor.



GAMES ROOM / BEDROOM FOUR 11'2" apx x 8'5" apx

This versatile room is currently used as a games room, but could alternatively be used as a double bedroom, make a great home office, hobby room or play room if required. Patio doors open to the rear garden and a further door leads back to the entrance hallway.



UTILITY ROOM 7'7" apx x 6'5" apx

This handy utility room is fitted with pale grey wall and base units, contrasting roll top work surfaces, tiled splashbacks and a stainless steel sink and drainer with mixer tap over. There is plumbing for a washing machine and space for a tumble drier. There is laminate flooring underfoot. An external door opens to the garden and an internal door leads back to the entrance hallway.



GROUND FLOOR SHOWER ROOM 9'0" max x 2'10" max

Conveniently positioned off the entrance hallway, this stylish room is fitted with a three piece white suite including a low level WC, vanity hand wash basin with mixer tap and a shower cubicle. There is attractive tile flooring underfoot, LED mirror and spotlights to the ceiling.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a front facing window and doors to the living room and dining kitchen. A second staircase rises to the second floor.

LIVING ROOM 15'3" apx x 13'6" apx

Spanning the rear of the property, this beautifully presented and generous size living room provides ample space for freestanding furniture. A window and a Juliette balcony overlook the pretty rear garden and a door leads back to the landing.



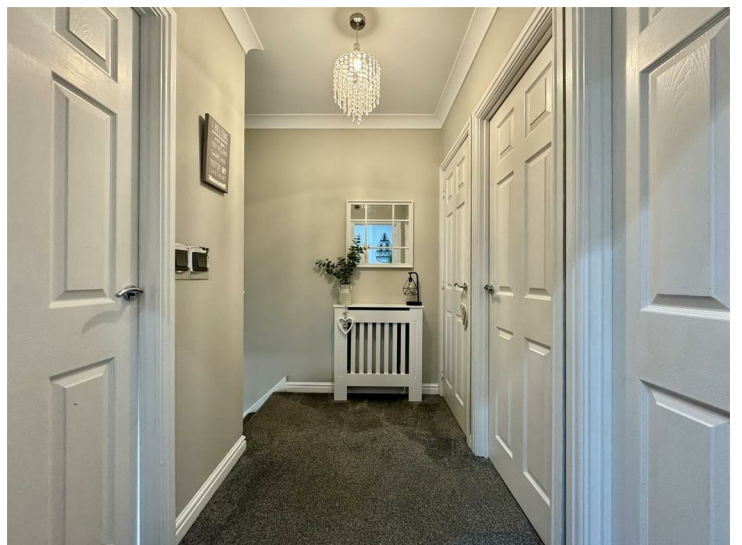
DINING KITCHEN 14'8" apx x 8'8" apx

This attractive kitchen is fitted with a range of pale grey wall and base units, contrasting roll top work surfaces with matching upstands and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a double electric oven with grill, four ring gas hob with extractor fan over and a dishwasher. There is space for a freestanding fridge freezer to one side, along with room for a dining table and chairs to enjoy family meals. Spot lights and vinyl tile flooring completes the room. A window overlooks the cul de sac below and a door leads to the landing.



SECOND FLOOR LANDING

Stairs ascend from the first floor to the second floor landing which has a cupboard housing the water cylinder. A hatch provides access into the loft space and doors lead to three bedrooms and the house bathroom.



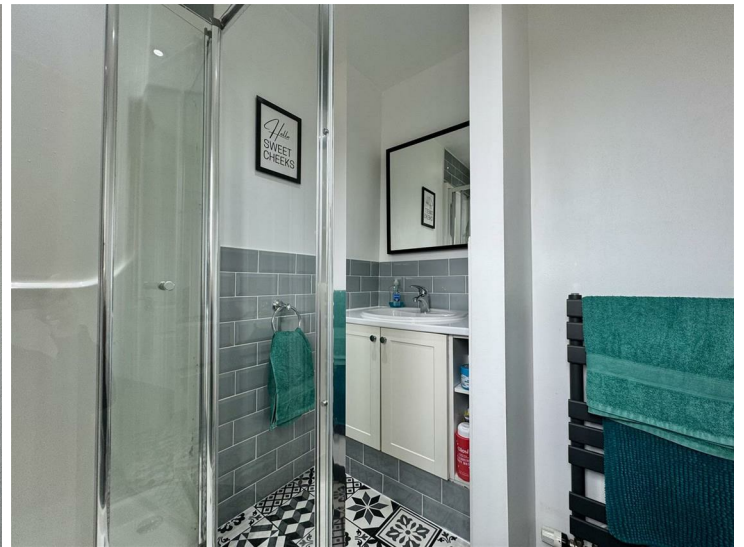
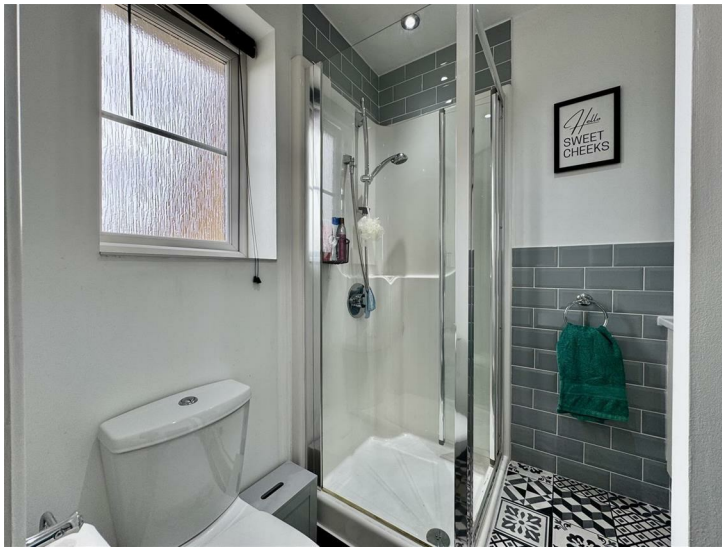
BEDROOM ONE 10'2" max to wardrobes x 12'9" max

Situated to the front of the property, this good sized double bedroom is flooded with natural light courtesy of the glazed doors and Juliette balcony. The room is tastefully decorated in neutral tones, has a bank of mirrored wardrobes, space for freestanding furniture and doors lead to the en-suite shower room and back through to the landing.



EN SUITE SHOWER ROOM 5'6" max x 5'1" max

Fitted with a three piece white suite including a shower cubicle, vanity hand wash basin and a low level W.C. There is a front facing obscure glazed window, chrome towel radiator, lovely tiled flooring underfoot and a door leads to the bedroom.



BEDROOM TWO 10'8" max x 9'4" max

Another well presented double bedroom, this time located to the rear of the property with views over the garden from its window. There is space for bedroom items and a door leads to the landing.



BEDROOM THREE 10'7" max x 6'5" max

This charming, light and airy single bedroom overlooks the pretty rear garden and has a good amount of space for nursery, bedroom or office items. A door leads to the landing.



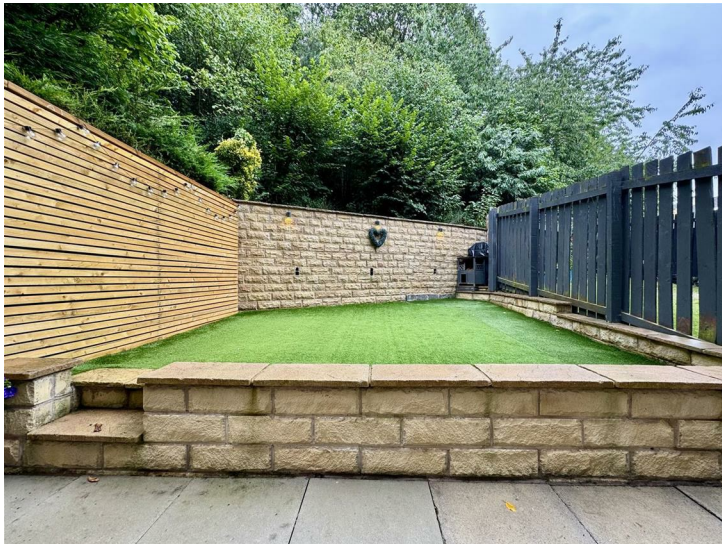
BATHROOM 6'5" max x 6'3" max

This modern bathroom is partially tiled with mosaic style tiling and fitted with a three piece suite including a bath with mixer tap over, pedestal hand wash basin and a low level W.C. There is a chrome towel radiator, complimentary tile flooring underfoot and spot lights to the ceiling. A door leads to the landing.



REAR GARDEN

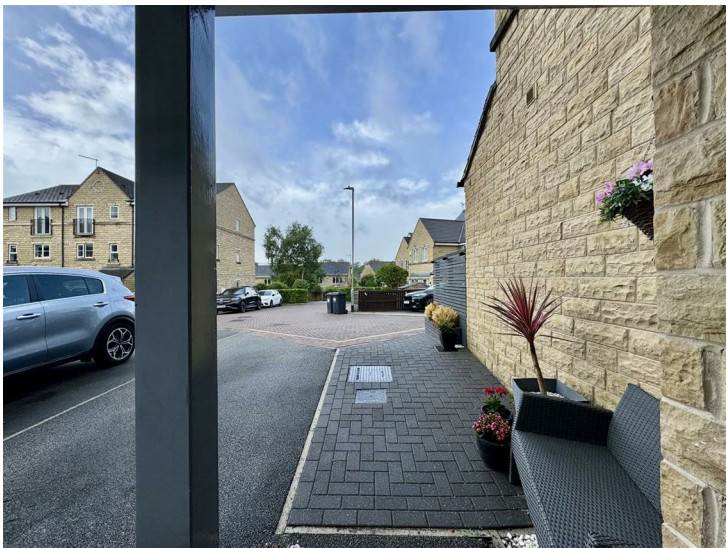
To the rear of the property there is a wonderful enclosed garden which is mainly laid to lawn with artificial turf and has a patio adjoining the property allowing for outdoor dining and space for garden furniture.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is off road parking for two vehicles which sits in front of an integral single garage which has an up and over door, power and light.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Stone

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.

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 for a free, no obligation quote or for more information.

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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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PAISLEY
PROPERTIES