



1 Fenay Lea Drive, Waterloo, Huddersfield, HD5 8RR  
Reduced To £220,000

**bramleys**

## NO UPPER CHAIN

This 3 bedroomed detached property is situated in the popular and much sought after residential area of Waterloo. Being offered for sale with vacant possession upon legal completion, the property provides 3 spacious bedrooms, 2 reception rooms and fitted kitchen. The property has gardens to 3 sides with side driveway and attached single garage along with benefitting from gas fired central heating and uPVC double glazing. An early internal viewing is highly recommended to appreciate the size and position of this outstanding family home.

Energy Rating: D



## GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door with matching side panel into:-

### Entrance Hall

Where there is tiled flooring and a central heating radiator.

### Lounge

15'10" x 11'10" (4.83m x 3.61m)

Situated to the front of the property and having uPVC double glazed window, a central heating radiator, fitted gas fire set into a stone surround with hearth and timber mantle.

### Dining Room

9'11" x 8'11" (3.02m x 2.72m)

There is a central heating radiator and uPVC double glazed window.

## Kitchen

10'6" x 7'8" (3.20m x 2.34m)

Comprising a range of matching floor and wall units with laminated working surfaces. There is an electric cooking point, inset stainless steel sink unit with mixer taps and side drainer, plumbing for washing machine and tiled flooring. There is also a built-in storage cupboard, under stair recess, uPVC double glazed window and side access door.

## FIRST FLOOR:

### Landing

There is a uPVC double glazed window.

## Bedroom

14'0" x 11'6" (4.27m x 3.51m)

Fitted with a central heating radiator and uPVC double glazed window.

## Bedroom

11'4" x 10'0" (3.45m x 3.05m)

Situated to the front of the property with an open aspect and having a central heating radiator and uPVC double glazed window.

## Bedroom

9'5" x 7'11" (2.87m x 2.41m)

Fitted with central heating radiator and uPVC double glazed window.



### Shower Room

Fully tiled and furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and double width shower cubicle. There is also a uPVC double glazed window and chrome ladder style radiator.

### Garage

16'10" x 9'8" max (5.13m x 2.95m max)

Providing additional storage space and off-road car parking.

### OUTSIDE:

To the front, there is a block paved driveway leading to the attached single garage together with shaped gardens with mature borders. To the side, there is an enclosed lawned garden with stone walling.

### 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.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629). At the traffic lights, turn right onto Penistone Road and after a short distance, turn left onto Fenay Lea Drive where the property is situated on the corner identified by the Bramleys for sale board.

### TENURE:

Leasehold - Term: 999 years from 01/11/1976

/ Rent: £22 per annum.

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

D

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

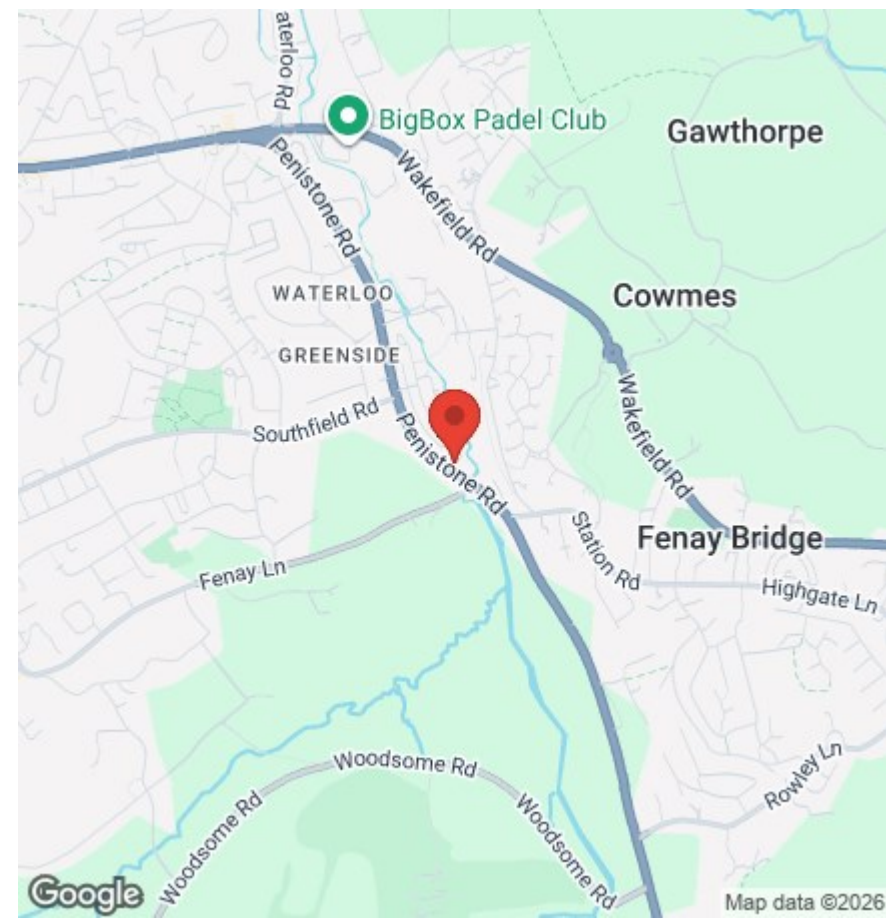
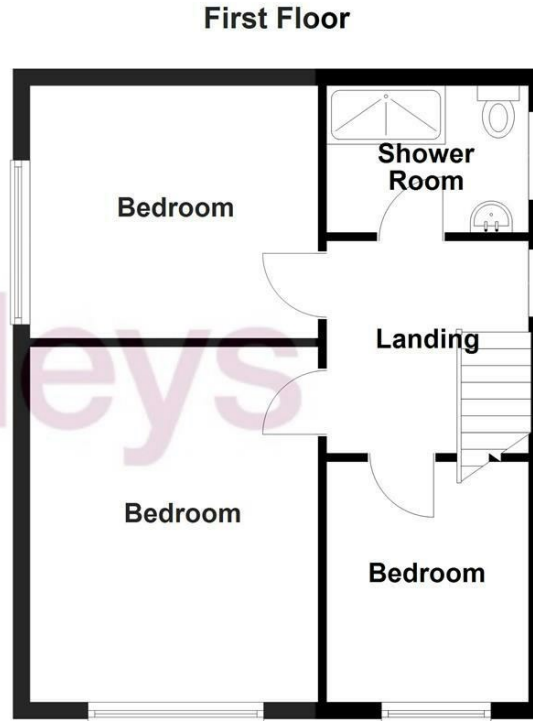
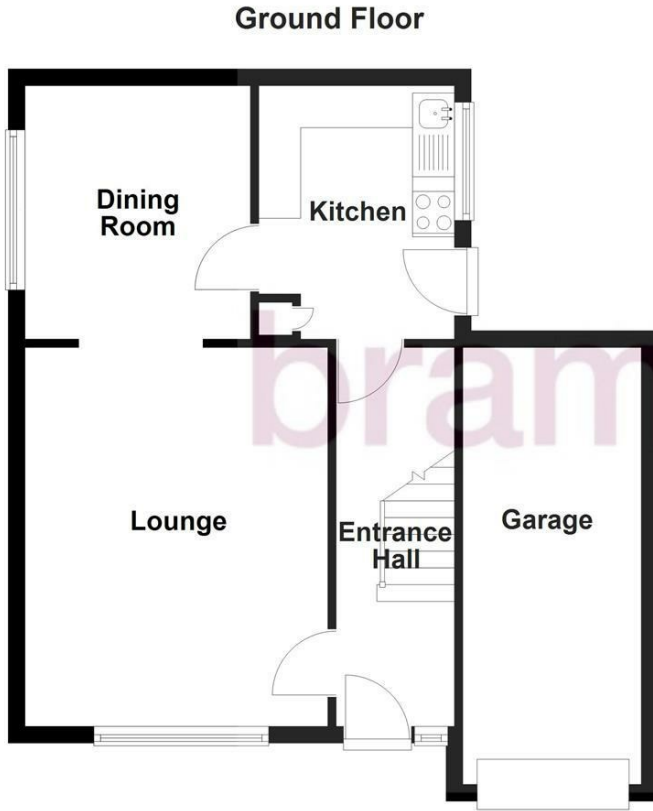
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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:

1. 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.

2. 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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