



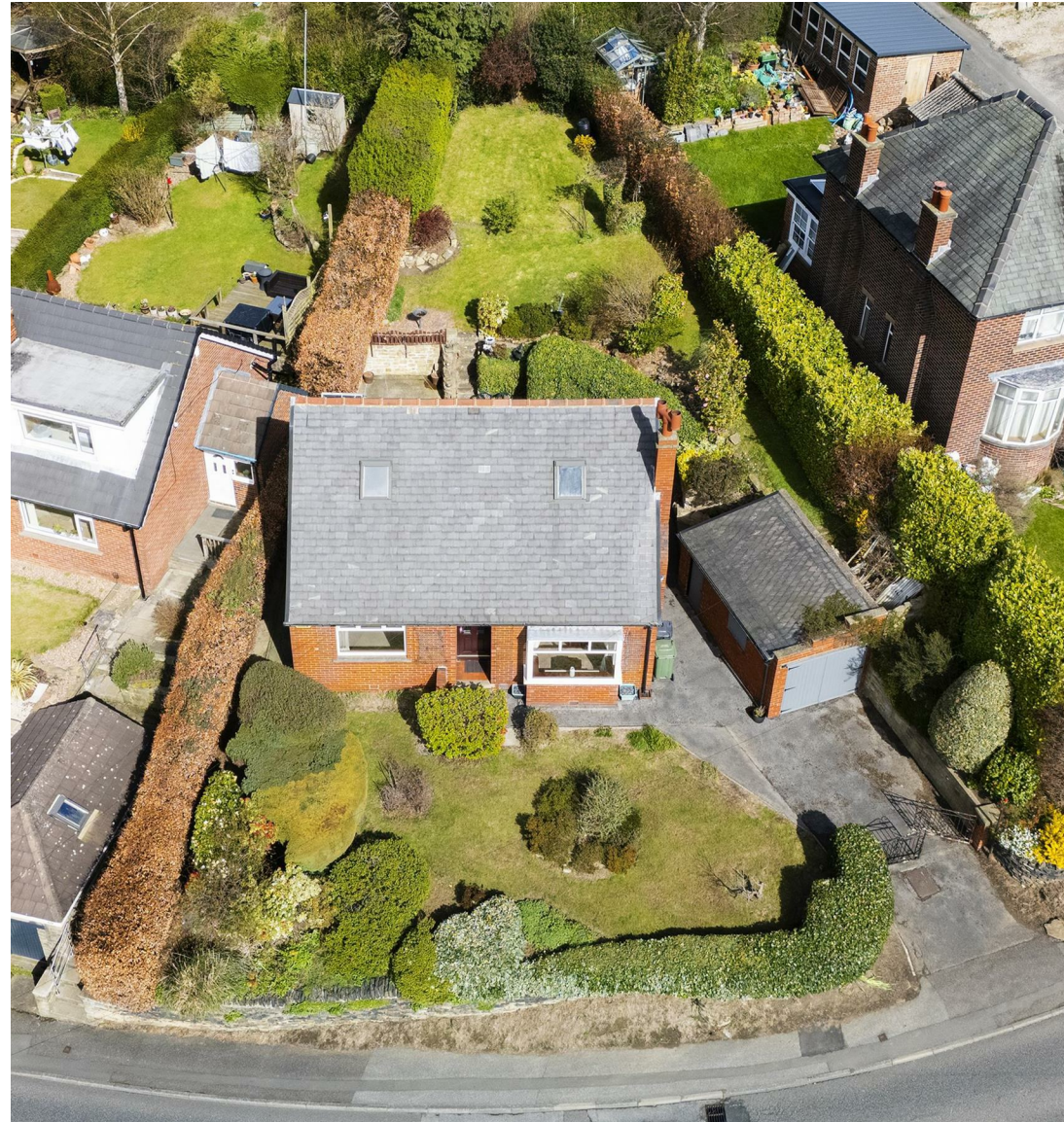
71 Station Road, Fenay Bridge, Huddersfield, HD8 0AD  
Offers Around £280,000

bramleys



*This brick built 2 bedroomed detached bungalow is situated in this highly desirable residential location with superb far reaching views over Woodsome Golf Course and towards Castle Hill. Set onto a good sized plot, the property has a modern fitted kitchen with integrated appliances and 4 piece shower room as well as benefitting from uPVC double glazing, gas fired central heating, gardens to both front and rear and a detached single garage. Only by a personal inspection can one truly appreciate the position, quality and stunning views for this detached bungalow. In addition, the property has a boarded loft with 2 Velux windows and this could be converted into living accommodation (subject to building regulation approval).*

*Energy Rating: D*



## GROUND FLOOR:

Enter the property via a composite entrance door with sealed unit double glazed panels into:-

### Entrance Hall

Where there is a central heating radiator, ceiling coving and loft access with retractable ladder.

### Lounge

13'10" x 12'0" (4.22m x 3.66m)

Fitted with a marble effect hearth and backcloth with Adam style fire surround and mantel, a central heating radiator, ceiling coving and a uPVC double glazed bay window to the front showcasing far reaching views.

### Breakfast Kitchen

12'0" x 11'10" (3.66m x 3.61m)

Comprising a range of matching modern floor and wall units with laminated working surfaces and a range of integrated appliances including 4 ring induction hob with overhead extractor fan and light, split level oven and grill, integral fridge and plumbing for a washing machine. There is also sunken LED lighting, a central heating radiator, uPVC double glazed windows to the rear and side as well as a composite side entrance door.

### Bedroom

11'10" x 12'0" (3.61m x 3.66m)

Situated to the front of the property with superb far reaching views via a uPVC double glazed window and there is also a central heating radiator.

### Bedroom 2

12'0" x 9'0" (3.66m x 2.74m)

Peacefully situated to the rear of the property and having a central heating radiator, uPVC double glazed window and ceiling coving.

### Shower Room

Furnished with a 4 piece suite comprising low flush toilet, bidet, semi-pedestal wash basin and fully tiled shower cubicle. There is part tiling to the walls, uPVC double glazed window and chrome ladder style radiator.

### Loft

28'9" x 12'2" (8.76m x 3.71m)

Being fully boarded and having 2 Velux windows.

## OUTSIDE:

The property has twin wrought iron entrance gates leading to the tarmacadam driveway which in turn gives





access to the brick built single garage fitted with double doors and a pedestrian side access door. There is a lawned garden to the front which takes full advantage of the far reaching views. A pathway leads to the side of the property which gives access to the rear garden where there is a flagged patio and seating area, a greenhouse and steps rising to the fully enclosed lawned garden.

#### **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) passing through Aspley and Moldgreen heading towards Waterloo. At the traffic light junction, take a right onto Penistone Road and stay on this road for a short distance. Shortly after passing Harveys Bar & Kitchen on the left hand side, take a left turn onto Station Road and follow this road around the bend. The property can be found on the left hand side of the road clearly identified by the Bramleys for sale board.

#### **TENURE:**

Freehold

#### **COUNCIL TAX BAND:**

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:**

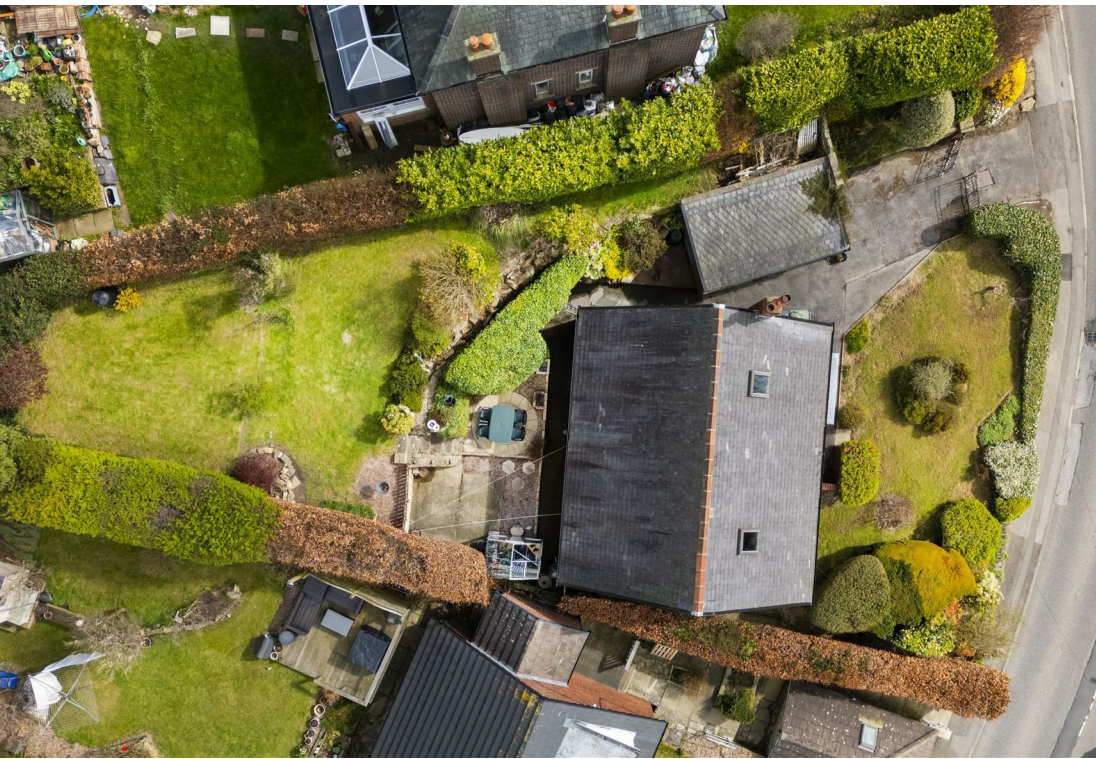
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### **VIEWINGS:**

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361







NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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