



25 Thorgrow Close, Fenay Bridge, Huddersfield, HD8 0FY
£395,000

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Situated in a quiet and desirable cul-de-sac in the ever-popular area of Fenay Bridge, this generously proportioned 4 bedroom detached property offers a fantastic opportunity for family buyers or those looking to personalise their next home. The spacious layout features a well-sized dining kitchen with double doors leading into the lounge, creating a light-filled, open plan feel enhanced by double glazed windows and French doors that open out to the rear garden. The property also benefits from ample off-road parking via a driveway and an integral garage, along with a low-maintenance rear garden ideal for modern family living. Conveniently located close to a range of local amenities, highly regarded schools, and excellent commuter links to Huddersfield town centre, this home ticks all the boxes for location and potential. Early viewing is highly recommended to appreciate the space, setting, and opportunity this property presents.

Energy Rating: C



GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Where there is a central heating radiator, useful under stair storage, downstairs WC, stairs leading to the first floor, access to the integral garage and further access to the dining kitchen and lounge.

Downstairs WC

Furnished with a 2 piece suite comprising low flush WC and pedestal wash hand basin. There are also tiled splashbacks and a central heating radiator.

Lounge

11'7" x 16'2" (3.53m x 4.93m)

The main focal point of the room is the pebble effect gas fireplace set into a decorative mantel and surround. There is also a uPVC double glazed bay window to the front elevation, a central heating radiator and double doors leading to the dining kitchen.

Dining Kitchen

10'2" max x 27'0" (3.10m max x 8.23m)

Comprising a range of wall, drawer and base units with laminate roll top work surfaces and a composite 1.5 bowl stainless steel sink and drainer unit. Integral appliances include a 4 ring induction hob with electric oven and extractor hood over, space and plumbing for a dishwasher or washing machine and space for a tall standing fridge freezer. There are also tiled splashbacks, a central heating radiator, twin uPVC double glazed windows to the rear elevation and bi-folding doors leading to the rear garden.

Integral Garage

18'3" x 8'2" (5.56m x 2.49m)

Fitted with an electric up and over door and lighting and power.

FIRST FLOOR:

Landing

There is a central heating radiator, a useful storage cupboard housing the boiler and access to the loft via a loft hatch.

Bedroom

11'11" x 12'8" (3.63m x 3.86m)

Fitted with useful built-in wardrobes with shelving and hanging space, a central heating radiator, twin uPVC double glazed windows to the front elevation and access to the ensuite shower room.

Ensuite Shower Room

Furnished with a 3 piece suite comprising low flush WC, wash hand basin and shower cubicle with glass shower screen and a rainfall showerhead attachment. There is tiling to the full ceiling height, a heated towel rail and a uPVC double glazed obscure window to the side elevation.

Bedroom

7'10" x 9'3" (2.39m x 2.82m)

There is a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and panelled bath. There are tiled splashbacks, a central heating radiator and a uPVC double glazed obscure window to the rear elevation.

Bedroom

8'9" x 9'7" (2.67m x 2.92m)

Fitted with a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom

9'8" x 12'10" (2.95m x 3.91m)

There is a central heating radiator, twin uPVC double glazed windows to the front elevation and access to the ensuite shower room.





Ensuite Shower Room

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and step-in shower cubicle with showerhead attachment. There are also tiled splashbacks, a central heating radiator and a uPVC double glazed obscure window to the side elevation.

OUTSIDE:

To the front, there is a paved driveway providing off-road parking for multiple cars and provides access to the integral garage together with a low maintenance lawned garden to the side with shrub borders. A pathway leads down the side of the property to the rear garden. To the rear, there is a flagged patio area ideal for al fresco dining, a lawned garden with a raised decking area and a hard standing for a shed or Wendy house.

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) heading towards Aspley and taking a right turn onto Somerset Road. Follow this road around and go straight ahead at the mini roundabout and eventually take a left onto Southfield Road. Continue along this road and at the T-junction, turn right into Penistone Road and take the third left onto Station Road. After the bend, turn left onto Thorgrow Close and then take another left and the property can be located by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

MORTGAGES:

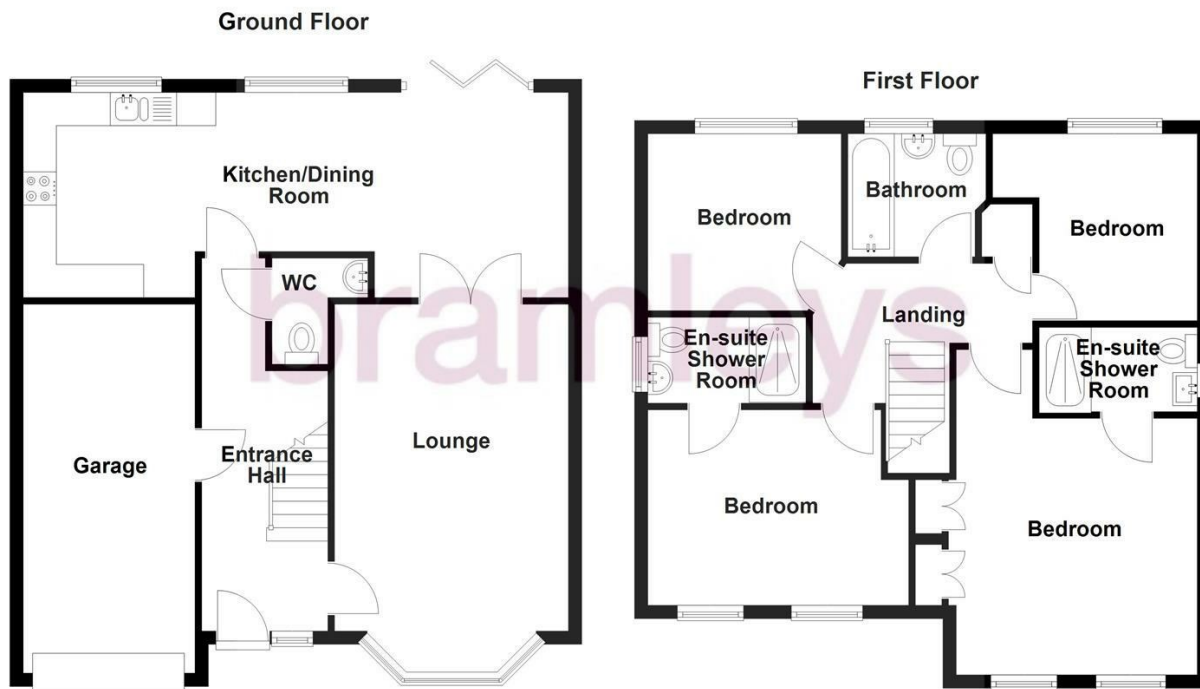
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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

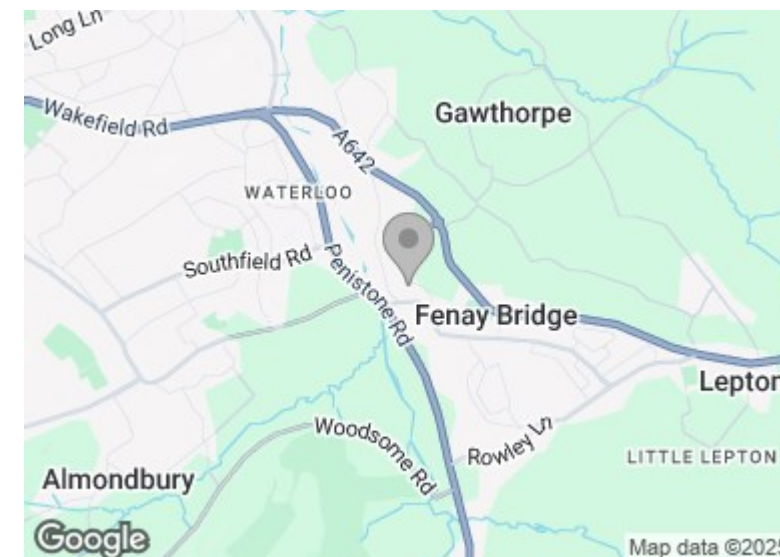
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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