



23 Fenay Bankside, Fenay Bridge, Huddersfield, HD8 0BN

£365,000

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This lovely detached property enjoys an elevated position which takes full advantage of the stunning views towards the iconic Castle Hill and Woodsome Golf Course. Being immaculately presented and well-maintained throughout, this home features three spacious double bedrooms with the lounge being a particular feature, complete with a modern balcony which takes in the breath taking scenery.

Also having an entrance hall, ground floor bathroom, modern fitted kitchen, additional WC at first floor and two further double bedrooms. The property also benefits from a garage, a driveway, and a useful workshop situated beneath the house, offering plenty of storage and workspace for hobbies or projects. Conveniently located for a range of amenities in Fenay Bridge and nearby Lepton and Waterloo including Morrisons supermarket. Whether you are looking to settle down or seeking a peaceful retreat, this property is sure to impress.

Energy Rating: C









## GROUND FLOOR:

Enter the property through a uPVC glazed entrance door.

### Entrance Hall

With oak doors to the living accommodation, fitted storage cupboards and a central heating radiator. A staircase rises to the first floor.

### Kitchen

12'5" x 10'10" ext to 12'1" (3.78m x 3.30m ext to 3.68m)

Having a range of modern wall and base units with working surfaces over, tiled splash backs and breakfast bar. Integrated appliances include an oven and gas hob with extractor hood over. There is a ceramic sink, space and plumbing for a dishwasher and a built-in wine rack. The kitchen also has a central heating radiator and a uPVC double glazed window.

### Lounge

22'1" x 12'0" (6.73m x 3.66m)

The main focal point of this spacious reception room has to be the stunning views enjoyed from the balcony which is accessed via sliding patio doors. The balcony has a glass balustrade and steps lead down to the rear garden. The lounge is also fitted with wall light points and 2 central heating radiators.

### Bedroom 3/Dining Room

12'1" x 9'2" (3.68m x 2.79m)

This double bedroom could also be utilised as a second reception room, if required. With a central heating radiator and uPVC double glazed window.

### Bathroom

This modern suite comprises a 'P' shaped bath with curved shower screen and shower attachment over, pedestal wash hand basin and low flush WC. There is full tiling to the floor and walls, a chrome ladder style radiator and a uPVC double glazed window.





## FIRST FLOOR:

### Landing

The landing gives access to the eaves and a sliding oak door leads into the separate WC.

### Separate WC

Having a low flush WC and hand wash basin. There is also an extractor fan and access to the eaves.

### Master Bedroom

12'1" x 11'0" max (9'0" to robe doors) (3.68m x 3.35m max (2.74m to robe doors))

This lovely double bedroom takes full advantage of the rural views from the uPVC double glazed window. There are fitted wardrobes to one wall and a central heating radiator.

### Bedroom 2

12'1" x 9'6" (3.68m x 2.90m)

Another double bedroom which also has fitted wardrobes with sliding door fronts, a built-in dresser, central heating radiator and a uPVC double glazed window.

## OUTSIDE:

A concrete driveway provides off road parking and leads to an attached garage. The front garden comprises of a pleasant lawned section, which is enclosed by mature hedging. A path down the side leads to the rear garden, which is well maintained and provides a good degree of privacy, with a shaped lawn and planted shrub borders, flagged patio and path. Steps lead up from the rear garden to the balcony. The rear garden houses a summerhouse and provides a lovely private space to sit out in the summer months. There is also access to a useful underhouse storage/workshop.

### Underhouse Storage/Workshop

22'1" x 12'2" (6.73m x 3.71m)

Accessed from the rear garden, this useful and versatile storage space is fitted with internal power, lighting and houses the central heating boiler.

### Garage

8'10" x 17'2" (2.69m x 5.23m)

The garage has internal power, lighting and inspection pit and there is a utility space to the rear which has plumbing for a washing machine and a useful sink.

## 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), proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the main traffic lights in Waterloo take a right hand turning into Penistone Road, passing Morrisons supermarket on your left hand side and continue for approximately 1 mile. Turn left into Station Road, follow the road as it bend to the right, take a right hand turning into Fenay Bankside.

## TENURE:

Freehold

## 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.

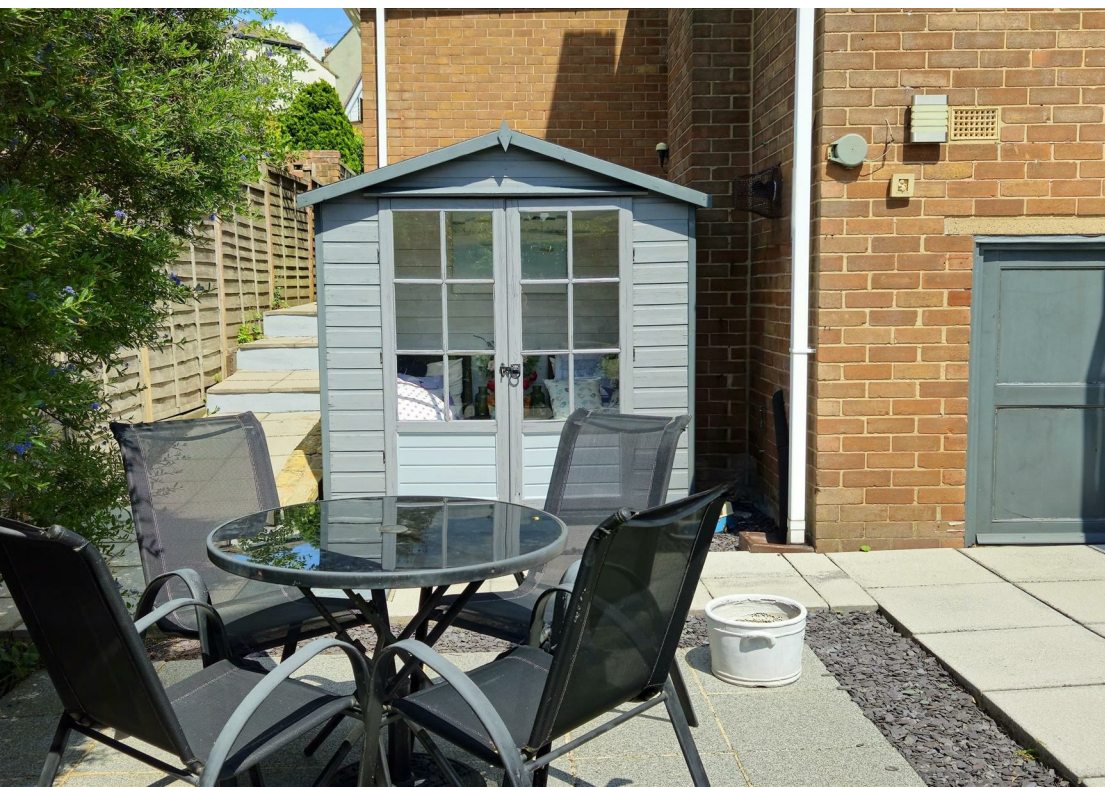
## PLEASE NOTE:

The vendor selling this property is a member of Bramleys staff.







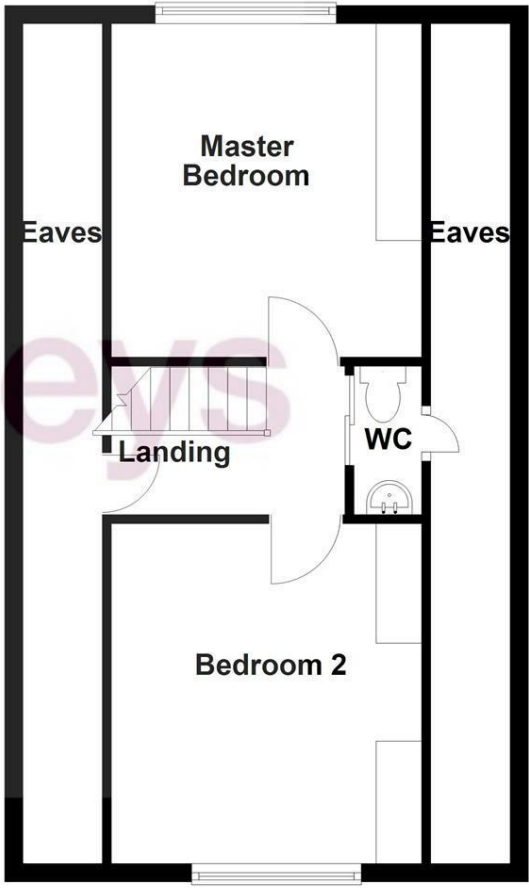




Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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