



50 Fenay Lea Drive, Fenay Bridge, Huddersfield, HD5 8RR

£185,000

**bramleys**



This 2 bedroom semi detached true bungalow is offered for sale with NO VENDOR CHAIN & VACANT POSSESSION. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, kitchen, 2 bedrooms and shower room together with gardens to front and rear, driveway and detached garage. Located in Fenay Bridge, the property is handily positioned for local amenities including the Morrisons superstore and transport links to Huddersfield town centre.

Energy Rating: D



## GROUND FLOOR:

### Entrance Hall

Having a uPVC double glazed entrance door, a central heating radiator and a built in cloaks cupboard. The hallway also gives access to the loft which has a pull down ladder.

### Lounge

17'4 x 11'4 (5.28m x 3.45m)

Having a gas and coal effect living flame fire, wall light points, dado rail, a central heating radiator and a uPVC double glazed window.

### Kitchen

9'1 x 8'1 (2.77m x 2.46m)

Having part tiled walls and a range of floor and wall units with laminated working surfaces over, twin glass display, gas hob, built in double oven and grill, overhead extractor fan, integrated fridge, freezer and washing machine and a stainless steel sink unit with mixer tap and side drainer. A cupboard housing the Vaillant central heating boiler.



### Bedroom 1

12'7 x 10'0 (3.84m x 3.05m)

This double room has a range of 7 door fitted robes, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

9'3 x 8'5 (2.82m x 2.57m)

Also having a central heating radiator and a uPVC double glazed window.

### Shower Room

Having full tiling to the walls and a 3 piece suite comprising low flush wc, pedestal wash hand basin and adapted shower. There is a central heating radiator and a uPVC double glazed window.

## OUTSIDE:

The property has gardens to both front and rear. There is a side driveway providing off road parking and a detached garage 17'4 x 8'1 with up and over door.



### **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 (A642), continue through Aspley, Dalton and Waterloo. At the major traffic lights at the junction with Waterloo Road, keep in the right hand lane and continue on Penistone Road taking a left hand turning into Fenay Lea Drive.

### **TENURE:**

Leasehold - Term: 999 years from 01/11/1971 / Rent: £15 per annum.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### **COUNCIL TAX BAND:**

B

### **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.

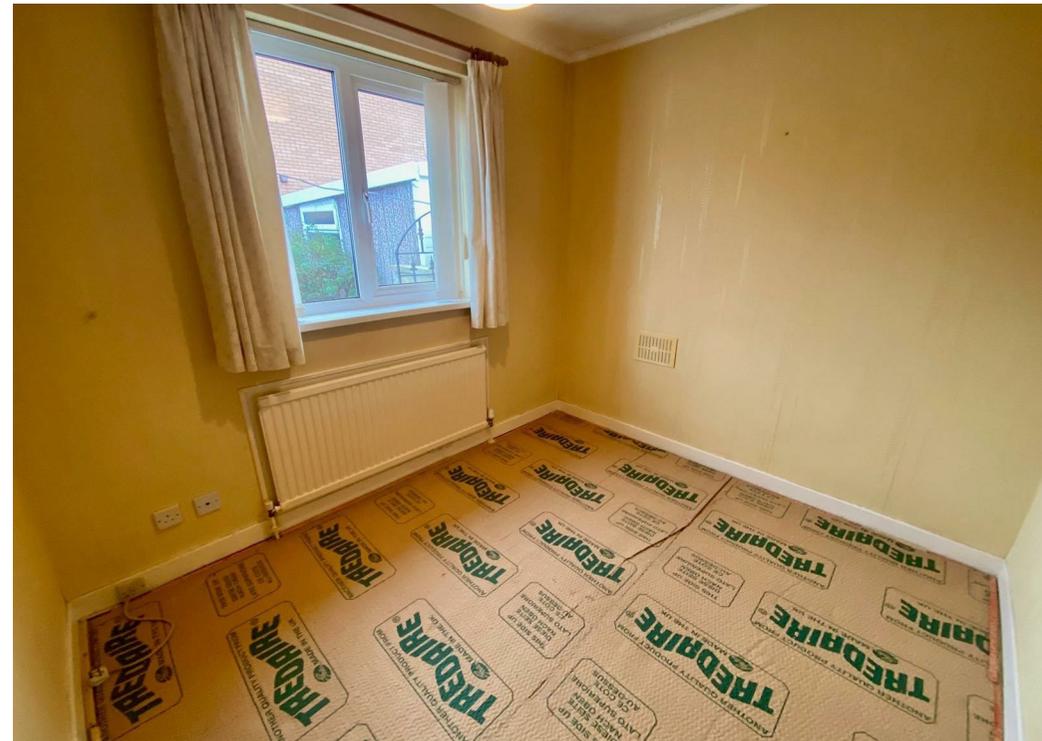
### **ONLINE CONVEYANCING SERVICES:**

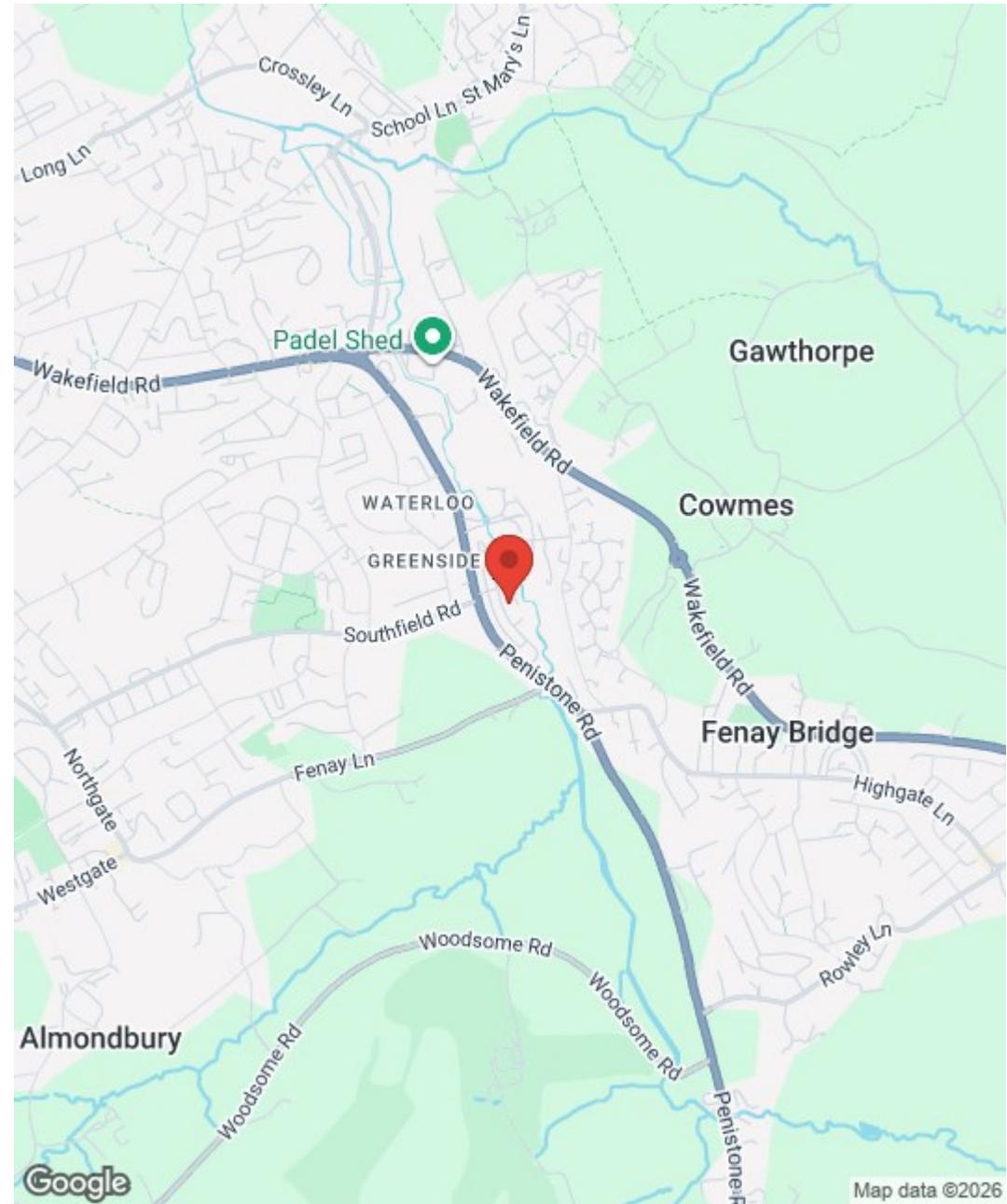
Available through Bramleys in conjunction

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.

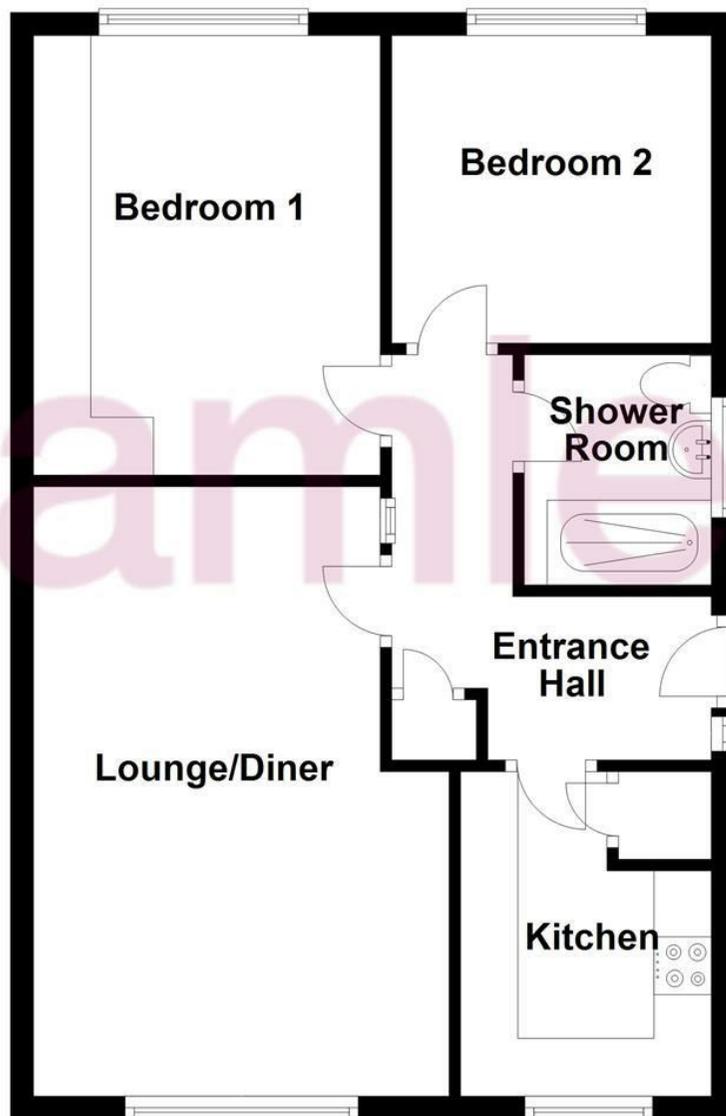
### **VIEWINGS:**

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





## Ground Floor



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>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(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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