



6 Clough Way, Fenay Bridge, Huddersfield, HD8 0JL
£295,000

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This detached, chalet style property is tucked away on a quiet side road, enjoying SUPERB VIEWS from the lounge and front bedroom over Woodsome Valley and golf course. Being larger than it would first appear and having accommodation comprising: ground floor entrance hall with built in storage, dining room, spacious lounge, kitchen and bathroom and to the first floor are two double bedrooms and en-suite shower room. Outside there is a garden, driveway and garage to the front and a private, larger landscaped garden to rear with flagged patios and feature dry stone walling which also enjoys elevated views over the roof tops.

Energy Rating: E



GROUND FLOOR:

Entrance Hall

Having an entrance door which provides access to the hallway. This has a large cloaks/storage cupboard and a feature staircase. The hallway gives access to the lounge, dining room and bathroom.

Lounge

20'7" x 11'9" (6.27m x 3.58m)

The lounge is a spacious reception room which has a large window to the front which takes full advantage of the stunning view out over the garden towards the Woodsome Valley. This large window also gives plenty of natural light, there is coving to the ceiling, wall light points and a stone fireplace with raised hearth and an electric fire. An archway leads through to the dining room.

Dining Room

10'9" x 11'0" (3.28m x 3.35m)

This room has a uPVC double glazed window to the rear elevation and looks out over the landscaped garden. The room has coving to the ceiling, display alcove and storage cupboard.. A doorway leads through to the breakfast kitchen.

Kitchen

12'2" x 10'3" (3.71m x 3.12m)

The kitchen has a uPVC double glazed window which looks out over the property's rear garden and a uPVC glazed door gives direct access to the rear. The kitchen comprises a range of wall and base units with working surfaces over, decorative tiled splashback, stainless steel sink with mixer taps, NEF gas hob in white with extractor fan and in built double oven. There is also plumbing for an automatic washing machine and fridge freezer space. An internal door gives access through to the garage which has an automatic operative

roller style door and a utility area which has a stainless steel sink and plumbing for a washing machine.

Bathroom

Having a three-piece suite comprising wc, pedestal wash hand basin, bath with mixer tap shower attachment, fulling tiling to the walls and an uPVC double glazed window.

FIRST FLOOR:

Landing

Taking the staircase to the first floor you reach the landing which provides access to the two double bedrooms.

Bedroom 1

10'0" x 9'7" (3.05m x 2.92m)

Enjoying views over the garden to the rear. Having a bank of built in wardrobes with sliding mirror doors, a central heating radiator, loft access and en-suite facilities. This room also has access into the eaves.



En suite Shower Room

Having a wc, pedestal wash hand basin and shower enclosure with Myra sport shower. There is a chrome radiator/heated towel rail, ceramic tiling to the walls and floor, extractor fan and a uPVC double glazed window.

Bedroom 2

11'11" x 11'11 max including wardrobes
(3.63m x 3.63m max including wardrobes)

This front double bedroom is slightly larger and could also be used as the master bedroom if required enjoying views across to Woodsome. Having built in wardrobes, a central heating radiator and access into the eaves.

OUTSIDE:

The property occupies a delightful location enjoying a no through road, quiet cul de sac location. There is a lawned garden with flower and herbaceous beds. A tarmac driveway provides access to the garage which has a personal door. To the side, there is a pathway. To the rear, is a larger tiered garden with hard landscaping/feature dry stone walling and various flagged seating areas at different levels which provide elevated views over the rooftop. Planted shrubs provide greenery in between the 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), 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 Rowley Lane, continue up this road, turn left onto Clough Park and then left onto Clough Way where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.**

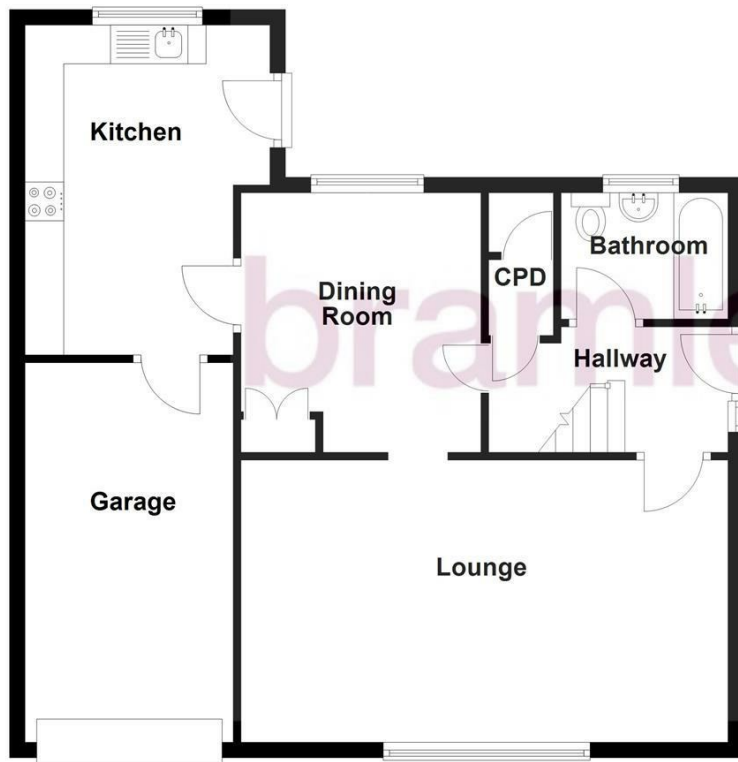
ONLINE CONVEYANCING SERVICES:

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.





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	47	78
EU Directive 2002/91/EC		

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