



2 Thistle Heights, Fenay Bridge, Huddersfield, HD8 0GN  
£245,000

**bramleys**

This well presented town house, is situated off a private drive in a row of only 6 properties. Constructed in 2009 and being an ideal purchase for a first time buyer or professional couple. Having gas fired central heating, uPVC double glazing, integral garage with utility space and internal access, driveway and accommodation over three floors comprising: entrance hall, office and wc, first floor lounge and dining kitchen with integrated appliances. To the second floor are three bedrooms (master with en-suite) and family bathroom. Externally there is a small patio area to the rear. The property is conveniently located with good access to the M1 and M62 motorways and convenient for amenities within nearby Waterloo.



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall which has laminate flooring, a central heating radiator and staircase rising to the first floor.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and hand wash basin. There is also a central heating radiator.

### Office

6'4" x 5'8" (1.93m x 1.73m)

Also having laminate flooring and a central heating radiator.

### Integral Garage

The garage has internal access from the entrance hall and

houses the central heating boiler. There is a utility space with sink, space for a washing machine and a central heating radiator.

## FIRST FLOOR:

### Landing

Having a central heating radiator and a uPVC double glazed window.

### Dining Kitchen

16'6" x 9'5" (5.03m x 2.87m)

The kitchen has tiling to the floor and is fitted with a range of wall and base units with working surfaces over and sink unit. There are integrated appliances including an oven, electric hob, stainless steel extractor hood, fridge and freezer. Together with a uPVC double glazed window and French doors to the rear.

### Lounge

17'8" x 9'8" (5.38m x 2.95m)

This good sized reception room has a Juliet balcony which provides views to the front elevation. There is also a central heating radiator.

## SECOND FLOOR:

### Landing

### Bedroom 1

10'4" x 9'5" (3.15m x 2.87m)

This double room has a central heating radiator and a uPVC double glazed window.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a corner shower enclosure, low flush WC, wash hand basin, part tiled walls and a central heating radiator.



## Bedroom 2

10'5" x 8'3" (3.18m x 2.51m)

Fitted with a central heating radiator and a uPVC double glazed window.

## Bedroom 3

10'5" x 7'10" (3.18m x 2.39m)

With a built-in cupboard, central heating radiator and a uPVC double glazed window.

## Bathroom

The bathroom has part tiled walls and is furnished with a suite comprising of a bath with mixer tap shower attachment over, low flush WC and a wash hand basin. There is also a central heating radiator.

## OUTSIDE:

A driveway to the front provides off road parking and leads to the integral garage. There is a low maintenance flagged patio to rear accessed from the dining kitchen.

## 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 the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo stay in the left hand lane and proceed into Wakefield Road. Thistle Heights can be found as a turning on the left hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## 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.







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>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</b>	
(55-68)	<b>D</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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