



6 Fenay Bankside, Fenay Bridge, Huddersfield, HD8 0BN  
£400,000

bramleys



This spacious detached family home is much larger than it would first appear, offering lots of built in storage and versatile accommodation. With 4 double bedrooms at first floor and an additional office together with a potential 5th double bedroom at ground floor which is currently used as a games room but could be utilised in a variety of different ways to suit the new owners requirements.

Also having an entrance/sitting room, large fitted dining kitchen with French doors leading out onto the rear raised decking, useful utility room, ground floor wc and lounge which enjoys woodland views. The master bedroom boasts a charming Juliet balcony which also takes advantage of the views and there is a family bathroom and three piece shower room.

To the front there is a lawned area, garden borders and driveway providing off road parking for 2 vehicles. To the rear there is a lawned garden with access to a large basement and a large shed which provides ample storage for a growing family.

Situated in a sought-after location with easy access to local amenities and well regarded schools. With its spacious layout, woodland views and ample storage this property is well worthy of an internal inspection.









## GROUND FLOOR:

### Entrance Porch

A uPVC entrance door gives access to the porch which provides space for coats and shoes.

### Sitting Room/Entrance Hall

11'5 x 10'8 (3.48m x 3.25m)

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

### Dining Kitchen

25'5 x 9'1 (7.75m x 2.77m)

The kitchen has a range of wall and base units with wooden work surfaces and tiled splash backs. Integrated appliances include electric hob, oven with extractor hood over and dishwasher. There is space for a tall fridge freezer, built in pantry and French doors lead out onto a balcony area and decking which overlooks the rear garden. Also having laminate flooring, a central heating radiator and a uPVC double glazed window. The kitchen gives access to the utility room.

### Utility Room

9'1 x 8'10 (2.77m x 2.69m)

Providing storage cupboards, sink unit and space for a washing machine. Having laminate flooring, a central heating radiator, space for an additional fridge freezer and a uPVC double glazed window.

### Hallway

The hallway has a uPVC entrance door, a staircase rising to the first floor and access to a large store cupboard. There is also access to a wc.

### WC

Having a wc, hand wash basin, ladder style radiator and extractor fan.

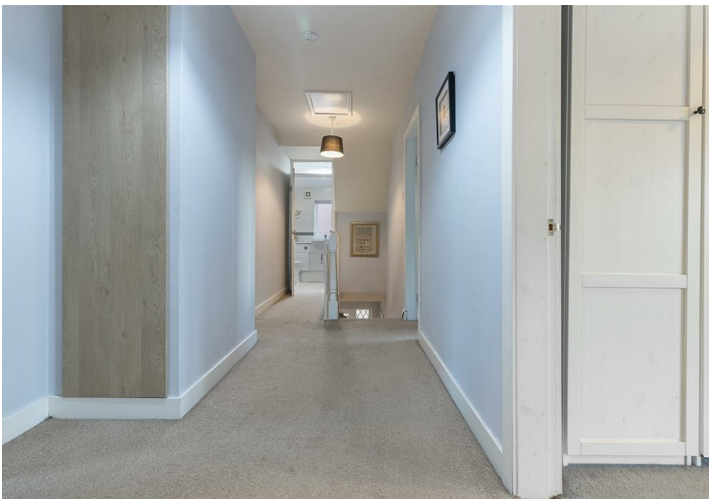
### Lounge

22'0 x 12'1 (6.71m x 3.68m)

This spacious reception room has a large uPVC double glazed window which takes full advantage of the woodland views. There is fitted shelving to one wall and two central heating radiators.







### Bedroom 5/Play Room

12'1 x 10'0 (3.68m x 3.05m)

This versatile room is currently used as a games room but would also make a great 5th bedroom and would accommodate a double bed if required. Having a central heating radiator and a uPVC double glazed window.

### FIRST FLOOR:

#### Landing

A large landing with built in storage cupboard and loft access.

#### Shower Room

Having tiling to the walls and a three piece suite comprising shower enclosure, wc, vanity sink unit and a uPVC double glazed window.

#### Office

7'9 x 5'1 (2.36m x 1.55m)

Having a uPVC double glazed window.

#### Master Bedroom

13'8 x 11'11 (4.17m x 3.63m)

This light and airy double room has a central heating radiator and French doors with Juliette balcony which enjoys woodland views.

#### Bedroom 2

13'11 x 10'8 (4.24m x 3.25m)

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

#### Bedroom 3

12'0 x 11'0 (3.66m x 3.35m)

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



### Bedroom 4

12'0 x 11'0 (3.66m x 3.35m)

This spacious fourth bedroom has a central heating radiator and a uPVC double glazed window.

### Family Bathroom

Having part tiled walls and suite comprising bath with central mixer tap and shower attachment over, wc, vanity sink unit with built in storage, laminate flooring, chrome ladder style radiator and a uPVC double glazed window.

### OUTSIDE:

There is a block paved driveway to the front providing off road parking and small lawn. Access down the side leads to the rear which has a further larger lawn area and raised timber decking which is accessed from the kitchen. The garden provides an ideal space for entertaining/bbqs. Underneath the house is a large basement which measures 22'2 x 12'3 max and provides essential storage for a family home. At the back of the garden is a garden store.

### 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 where the property can be found on the right hand side.

### 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.

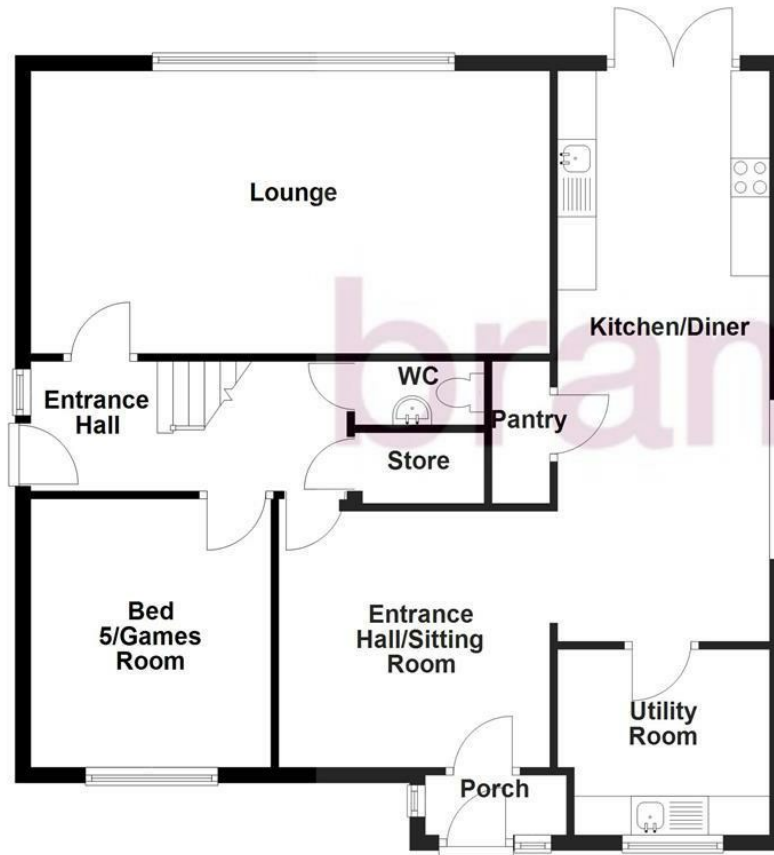








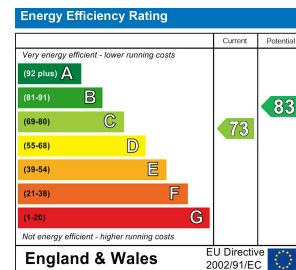
Ground Floor



First Floor



Total area: approx. 165.6 sq. metres (1782.3 sq. feet)



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

Huddersfield | Halifax | Elland | Mirfield

