

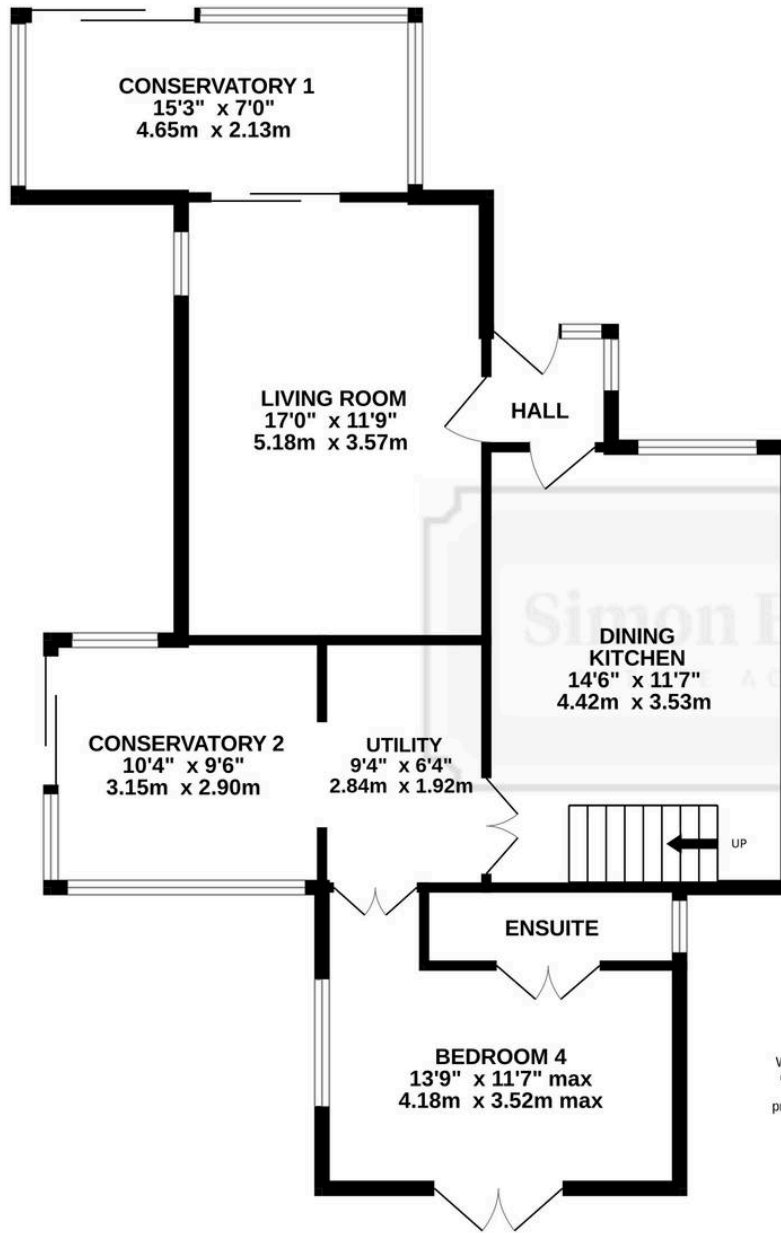


**1 Mount Pleasant Lane, Fenay Bridge**  
Huddersfield

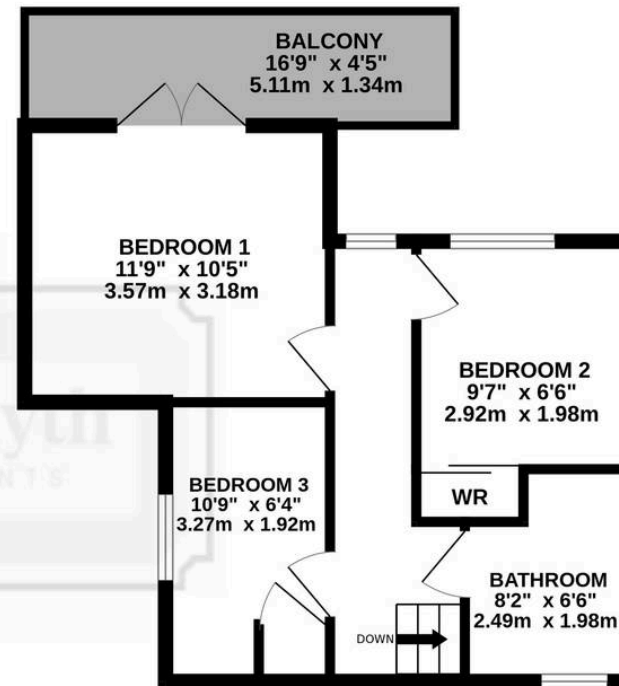
Offers in Region of **£450,000**



GROUND FLOOR



1ST FLOOR



MOUNT PLEASANT

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## 1 Mount Pleasant Lane

Fenay Bridge, Huddersfield

A charming stone built four bedroom semi detached cottage, standing elevated from the roadside with views over Woodsome and set with delightful well screened gardens. The property is tucked away just off Penistone road and provides well planned and tastefully appointed accommodation featuring two conservatories and a balcony. There is hardwood double glazing, gas central heating system, alarm and cctv. Briefly comprising to the ground floor, living room, fitted dining kitchen, utility room, two conservatories and double bedroom with en suite. First floor landing leading to two further bedrooms and bathroom. Gardens are laid out to front side and rear together with garage and casual parking on the lane. Ideally placed for local shops, supermarket and access to M1 and M62.





### Ground Floor Entrance Hall

5' 0" x 4' 3" (1.52m x 1.30m)

With hardwood entrance door, timber and sealed unit double glazed windows, ceiling light point, central heating radiator and slate tiled floor which continues through into the dining kitchen. From the hallway there are doors leading to both dining kitchen and living room.

### Living Room

17' 0" x 11' 9" (5.18m x 3.58m)

A comfortable and well proportioned reception room which has oak plank door, central heating radiator, two ceiling light points, recessed display niche with shelving and cupboards, tall glass brick window and as the main focal point of the room there is a multi fuel stove which rests on a raised hearth. To the front elevation there are hardwood timber and sealed unit double glazed sliding patio doors which provide access to conservatory number one.

### Conservatory One

15' 3" x 7' 0" (4.65m x 2.13m)

This has hardwood sealed unit double glazed windows and sliding patio door with a lovely south westerly aspect over the Woodsome Valley together with views over the garden. There is a tall glass brick window to the rear elevation and tiled floor with electric under floor heating and concealed plug sockets within the floor tiles.





### Dining Kitchen

14' 6" x 11' 7" (4.42m x 3.53m)

This has hardwood sealed unit double glazed windows which look out over the front garden with south westerly views over the Woodsome Valley, there is a staircase at the far end of the room rising to the first floor, beamed ceiling together with ceiling light point, central heating radiator, tiled floor and fitted with a range of 'sage' base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying granite worktops with split faced tiled splash backs, inset 1 1/2 bowl Frankie sink with extending brushed stainless steel monobloc tap, there is a five ring gas hob with angled stainless steel extractor hood over, electric fan assisted oven beneath, plumbing for dishwasher, concealed lighting beneath the wall cupboards and to one side twin oak plank doors provide access to the utility room.

### Utility Room

9' 4" x 6' 4" (2.84m x 1.93m)

With ceiling light point, white gloss twin door storage cupboard, oak worktops with under counter space for fridge, freezer, washing machine and tumble dryer. From here access can be gained to conservatory number two and bedroom four.

### Conservatory Two

10' 4" x 9' 6" (3.15m x 2.90m)

This has hardwood sealed unit double glazed windows and French doors providing a lovely aspect over the properties and well screened gardens, there is a continuation of the tiled floor in the utility room and two double power points.







#### Bedroom Four

13' 9" x 11' 7" (4.19m x 3.53m)

As the dimensions indicate this is well proportioned room situated to the rear of the property with hardwood sealed unit double glazed windows to the side elevation and hardwood sealed unit double glazed French doors to the rear both of which provide the room with plenty of natural light. This room is currently used as a sitting room/study and has four double plug sockets which incorporate USB ports, there is partially exposed stone work, ceiling light, vertically hung radiator, lovely herring bone oak parquet flooring and to one side twin oak plank doors provide access to an en suite shower room.

#### En Suite Shower Room

10' 0" x 3' 0" (3.05m x 0.91m)

With a continuation of the oak flooring, there is hardwood frosted sealed unit double glazed window, inset led down lighters, extractor fan and fitted with a suite comprising vanity incorporating wash basin with monobloc tap and tiled splash back, low flush WC with concealed system and shower cubicle with bi fold door and shower fitting incorporating fixed shower rose and separate hand spray.





### First Floor Landing

With two ceiling light points and hardwood sealed unit double glazed window. From the landing access can be gained to the following rooms..-

### Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m)

This has a hardwood sealed unit double glazed window looking out over the gardens, there is a ceiling light point and cupboard with oak plank door giving access to a storage cupboard with wall mounted Ideal gas fired central heating boiler.

### Bedroom Two

9' 7" x 6' 6" (2.92m x 1.98m)

This has mullioned hardwood sealed unit double glazed windows with a south westerly aspect over the front garden and Woodsome Valley beyond, there is a partially exposed roof truss, ceiling light, central heating radiator and recessed fitted floor to ceiling sliding door mirror fronted wardrobe.







### Bedroom One

11' 9" x 10' 5" (3.58m x 3.18m)

This lovely principle room is approached through an oak plank door, there is a central heating radiator, ceiling light point and to the front elevation there are hardwood sealed unit double glazed French doors which open out onto the balcony. Balcony is 16'9" x 4'5" this has glass panelled balustrade with an oak hand rail, timber decking, external lighting which can be operated from the bedroom and with lovely south westerly facing views.

### Bathroom

6' 6" x 8' 2" (1.98m x 2.49m)

With partially installed roof truss, ceiling light point, loft access, hardwood frosted sealed unit double glazed window, twin door linen cupboard, gunmetal 'heated towel rail', part tiled walls together with large fitted mirror, tiled floor and having a suite comprising wall hung vanity unit incorporating wash basin with gunmetal monobloc tap, low flush WC with concealed system and bath with tiled side panel, glazed shower screen, gunmetal mixer tap and matching shower over with fixed shower rose.





## GARDEN

To the front the property is accessed via a flight of stone steps with the coal shed to one side and at the top of the steps a timber hand gate opens onto a stone crazy paved pathway leading to main entrance, adjacent to this there is a gravelled area with planted flowers and shrubs. To the right hand side of the pathway there is an area of timber decking together with cherry blossom, planted shrubs, gravelled area and greenhouse. From the gravelled area there is a flight of stone steps leaning to the side garden which can also be accessed via timber steps which run across the front of conservatory number one. The garden to the side which creates a shaped lawn with planted trees, flowers and shrubs, timber decking, gravelled areas, Pergola which rests on a stone crazy paved patio and from here there are views over the properties delightful gardens and views over Woodsome Valley.

### Garage

The property is situated on a lane where there is informal parking for two cars, there is a garage. Garage is 14'6" x 9'5" this has twin timber doors, power, light and smoke detector. The power for the garage can be turned off and on from a switch in conservatory one.









**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

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