

8 Rushfield Vale,  
Fenay Bridge HD8 0BX

OFFERS AROUND  
£235,000



SITUATED ON A PEACEFUL CUL-DE-SAC AND BEAUTIFULLY PRESENTED IS THIS UNIQUE STONE BUILT TWO BEDROOM PROPERTY BOASTING SPACIOUS AND VERSATILE LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a upvc door into this welcoming entrance hallway with space to remove outdoor clothing and room for freestanding storage. Doors lead through to the lounge diner, kitchen, ground floor cloakroom, an understairs cupboard has space and a vent for a tumble dryer, extra storage and stairs with a timber balustrade ascend to the first floor landing.



## LOUNGE DINER 16'8" x 11'11" max

This generous room is light and airy, courtesy of the window overlooking the front garden and patio doors which open to the rear garden. The room is beautifully decorated and features an electric coal effect fire with marble surround and hearth which creates a lovely focal point to the room. The room offers ample space for free standing living room furniture whilst still allowing plenty of room to house a dining table and chairs if desired. A door leads through to the hallway.







**KITCHEN 9'10" x 9'3" max**

This attractive kitchen is fitted with a range of cream wall and base units, contrasting work surfaces with tile splashbacks and a porcelain sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring electric hob with extractor fan over, dishwasher, space for fridge freezer and plumbing for a washing machine. An archway opens to the conservatory, a door leads back through to the entrance hallway and an external door opens to the side of the property.





### **CONSERVATORY 9'3" x 9'3" max**

This great addition to the property is flooded with natural light and is currently used as a dining room. The room has space for freestanding furniture, laminate flooring underfoot and has views of the rear garden from its windows and benefits from under floor heating. Patio doors open to the garden and an archway leads back through to the kitchen.



### **GROUND FLOOR W.C 5'10" x 2'11" max**

Positioned off the entrance hallway is this handy cloakroom which comprises of a wall hung vanity hand wash basin with mixer tap, low flush w.c, a louvre style storage cupboard ideal for toiletries and a front obscure window.





## FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing which has an arched obscure front window and doors lead through to the two bedrooms and the house bathroom. A loft hatch provides access into the loft space.

## BEDROOM ONE 16'9" x 12'4" max

A generous size, dual aspect bedroom which was originally two separate bedrooms (the vendor has said he can replace the partition wall if desired). The room has pleasant far reaching views and ample space for freestanding bedroom furniture.

Room sizes if divided - 12ft 5 x 9ft 5 max - 6ft 11 x 9ft 3 max



## BEDROOM TWO 7'10" x 9'3" to fitted wards

A neutrally decorated double bedroom positioned to the rear of the property with far reaching views, a bank of fitted mirrored wardrobes, space for freestanding furniture and a door leads onto the landing.





### **BATHROOM 6'11" x 6'10" max**

The house bathroom is fitted with a three piece white suite including a bath with shower over with bi fold glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled, has storage cupboards and inset shelving, a front obscure glazed window and a door leads onto the landing.



### **REAR GARDEN**

Accessed through the conservatory and lounge diner is a low maintenance tiered patio garden with artificial grass and raised colourful flowerbeds. The space is fence enclosed, ideal for outdoor dining with space for garden furniture and a timber outbuilding.







### **EXTERNAL FRONT AND PARKING**

To the front of the property is a driveway for one vehicle and stone steps descend through a beautifully maintained and low maintenance pebbled garden area with colourful flowerbeds and space for pots and planters. A timber gate leads to a pathway which leads to the rear of the property and on to Fenay Bridge Road.







### **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



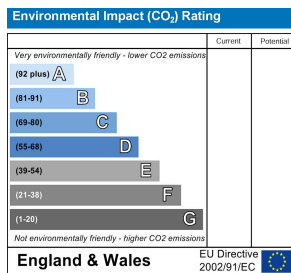
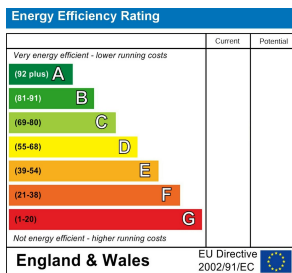
**PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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