

89 Hanby Close,
Fenay Bridge HD8 0FZ

OFFERS AROUND
£270,000



BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THIS FOUR BEDROOM END TOWNHOUSE BOASTING VERSATILE LIVING ACCOMMODATION, ENCLOSED REAR GARDEN AND OFF ROAD PARKING AND INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

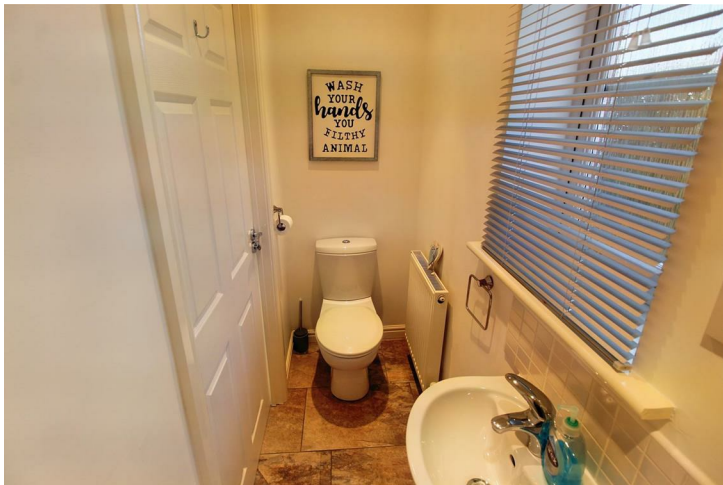
PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a part glazed uPVC door into this welcoming entrance hallway which has plenty of space to remove / store coats and shoes. There is tile flooring, a side facing window and a handy under-stairs cupboard provides excellent storage for household items. Doors lead to the shower room/WC, utility room, study/bedroom four and garage. A spindled staircase ascends to the first floor.

GROUND FLOOR SHOWER ROOM/W.C 9'0" x 2'8"



This useful room is fitted with a three piece white suite including a low level WC, pedestal hand wash basin and shower cubicle. There are mosaic effect tiled splash backs, tile flooring and a door leads to the entrance hallway.

UTILITY ROOM 6'11" x 6'3"

A handy utility room is fitted with cream wall and base units, contrasting roll top work surfaces, square tiled splash backs and a sink and drainer with mixer tap over. There is space / plumbing for a washing machine and tumble drier and tile flooring continues in from the hallway. An external door opens onto the garden and an internal door leads back to the entrance hallway.

BEDROOM FOUR/STUDY 10'8" x 8'8"

This versatile room currently used as a fourth bedroom, but could alternatively make a great home office, hobby room or play room if required. Patio doors open onto the rear garden and a further door leads back to the entrance hallway.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a front facing window and doors to the living room and dining kitchen. A second staircase rises to the second floor.

LOUNGE 15'5" x 13'10"



Spanning the rear of the property, this beautifully presented living room has dual aspect windows and a lovely feature fireplace which creates a nice focal point to the room. There is ample space for freestanding furniture and a Juliette balcony overlooks the pretty rear garden. Double doors lead to the dining kitchen allowing an open plan feel and a door leads back to the landing.

DINING KITCHEN 14'7" x 8'9"



The kitchen is fitted with a range of modern cream wall and base units, contrasting roll top work surfaces, tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over and plumbing for a dishwasher. There is space for a freestanding fridge freezer to one side, along with plenty of room for a dining table and chairs to enjoy family meals. Spotlights and laminate flooring completes the room and a door leads to the landing.

SECOND FLOOR LANDING

Stairs ascend from the first floor to the second floor landing which has a side facing window and handy airing cupboard which is ideal for storing towels, linen and houses the property's hot water tank. Doors lead to three bedrooms and the house bathroom.

BEDROOM ONE 12'5" x 10'0" to fitted ward



Situated to the front of the property, this generously sized double bedroom is bursting with natural light courtesy of the large front facing window. The room has a bank of fitted wardrobes and doors lead to the en-suite and landing.

EN SUITE 5'10" x 5'8"



Fitted with a three piece white suite including a corner shower cubicle, vanity hand wash basin and low level W.C. A front facing obscure glazed window floods the room with light, there is laminate flooring, spotlights to the ceiling and a door leads to the bedroom.

BEDROOM TWO 10'10" x 8'6"



Another good sized double bedroom this time located to the rear of the property with views over the garden from its window. There is ample space for bedroom items and a door leads to the landing.

BEDROOM THREE 11'4" x 6'6"

This charming single room overlooks the rear garden and has a good amount of space for nursery, bedroom or office items and a door leads to the landing.

HOUSE BATHROOM 6'2" x 6'0"



Fitted with a modern three piece suite including a bath with mixer tap over, pedestal hand wash basin and low level W.C. The room is partially tiled, there is complimentary laminate flooring and spot lights to the ceiling. A door leads to the landing.

REAR GARDEN



To the rear of the property there is an enclosed garden which is mainly laid to lawn with artificial turf and has a patio adjoining the property allowing for informal dining. A pathway provides access to the front of the property.

EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a driveway which sits in front of an integral single garage which has an up and over door, power and light.

PAISLEY

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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.

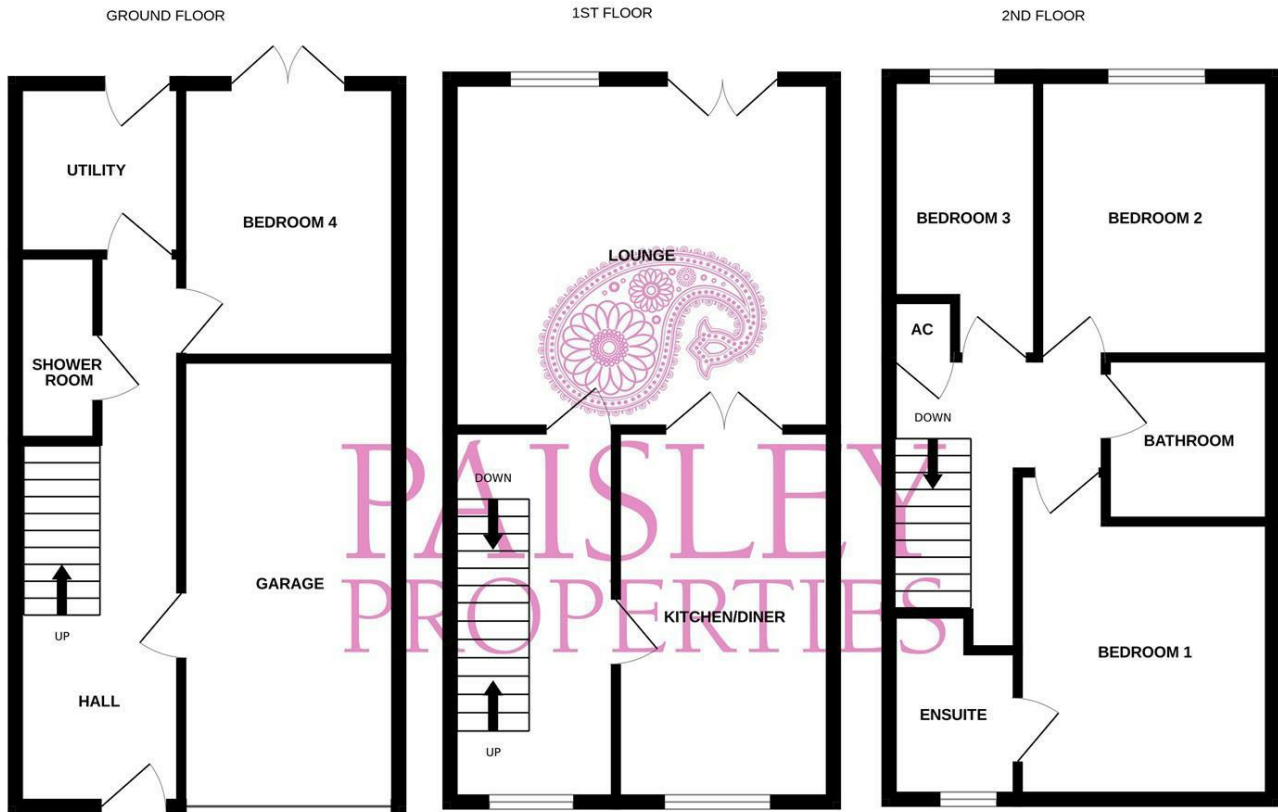
SURVEY TEXT

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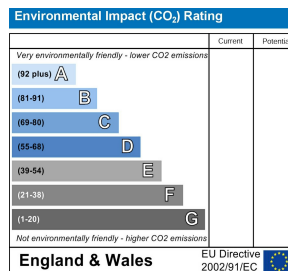
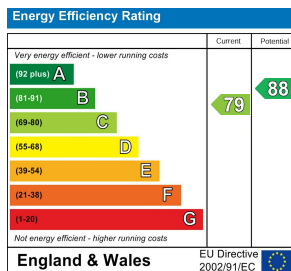
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*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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www.paisleyproperties.co.uk

Skelmanthorpe Office:
 17 Commercial Road,
 Skelmanthorpe, HD8 9DA
 t: 01484 443893

Almondbury Office:
 75-77 Northgate,
 Almondbury, HD5 8RX
 t: 01484 443922

Mapplewell Office:
 4 Blacker Road,
 Mapplewell, S75 6BW
 t: 01226 395404

