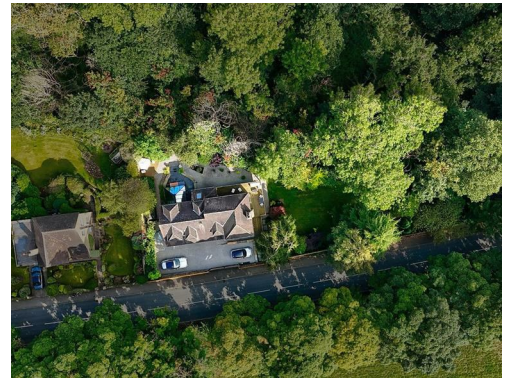


146 Fenay Lane,
Fenay Bridge HD8 0LL

£750,000



SAT ON A FANTASTIC SIZE PLOT AND POSITIONED ON THE HIGHLY DESIRABLE "FENAY LANE" IS THIS IMMACULATELY PRESENTED FIVE BEDROOM FAMILY HOME WHICH BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, RESIN DRIVEWAY FOR MULTIPLE VEHICLES SAT BEHIND ELECTRIC GATES AND A LARGE INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND G / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE PORCH

To the front of the property is an attractive arched porch which is ideal for removing outdoor clothing, has spotlighting and slate flooring underfoot.

ENTRANCE HALL 15'10" x 9'8" max

You enter the property through a composite door with glazed side panels in to this spacious and welcoming entrance hallway which offers a feel of grandeur as you enter. Exposed brick walls and oak flooring add character, a striking staircase with timber balustrade ascends to the galleried first floor landing, descends to the lower hallway and doors lead through to the living dining kitchen, ground floor cloakroom and through to the garage.



LIVING DINING KITCHEN 22'11" x 20'8" max

Offering a wow factor to the home is this fantastic L shaped, open plan living dining kitchen which offers an abundance of space for a range of different furniture and purposes.

The kitchen includes a number of off white wall and base units, contrasting work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. There are integrated appliances including an electric oven, grill and a four ring induction hob with concealed extractor over.

Open to the kitchen is a snug area, perfect for sofas and space for a large dining table and chairs. The area really does offer a great amount of versatility and with multiple windows providing views over the gardens and with patio doors opening out onto the raised decking it really is the heart of the home. The room is completed with a lovely exposed stone inset fireplace housing a multi fuel stove, spot lighting to the ceiling and oak flooring flows underfoot.

Doors open to the utility room, home office and back through to the entrance hallway.



UTILITY ROOM 7'6" x 6'2" max

Positioned off the kitchen is the utility room which offers a range of off white wall and base units, contrasting work surfaces and a stainless steel sink with mixer tap. There is space for a freestanding fridge freezer and plumbing for a dishwasher or washing machine if desired. Oak flooring and spotlights to the ceiling complete the room.



HOME OFFICE 11'8" x 8'6" max

Currently used as a home office, this light and airy room has space for freestanding furniture, high ceilings with a velux window and spotlighting, windows which overlook the rear garden, oak flooring underfoot and a door leads through to the living dining kitchen. An external door opens to the rear decking.



GROUND FLOOR CLOAK ROOM 5'6" x 2'6" max

Conveniently positioned off the entrance hall is this modern downstairs W.C which is fitted with a circular hand wash basin with mixer tap sitting upon a vanity unit with mosaic splash, low level toilet, oak flooring and sensor lighting.



LOWER HALL 12'9" x 6'5" max

Stairs with a timber balustrade descend to the lower hall where there is space for freestanding furniture, an understairs storage cupboard and doors lead through to the formal lounge and bedroom five with en suite. an external door opens to the garden.



LOUNGE 18'2" x 17'10" max

This impressive lounge has ample space for living room furniture and provides a space to relax and to entertain opening to the garden through its patio doors. A large inset brick fireplace with stone hearth and lintel housing an electric stove provides a fantastic focal point. Vinyl click flooring flows underfoot, spotlights adorn the ceiling and a door leads through to the lower hall.



BEDROOM FIVE 18'10" x 13'7" max

This lower ground floor multi purpose room is currently used as a music/TV room but would make a fifth bedroom or a fabulous guest suite if desired. There are dual aspect windows looking out to the garden, space for freestanding furniture, fitted storage cupboard, spotlighting to the ceiling and doors lead through to the ensuite and lower hall.



EN SUITE 4'9" x 4'1" max

Positioned off bedroom five is this cosy en suite which is partially tiled with mosaic tiles, tiled effect flooring underfoot and comprises of a Japanese style bath and low level W.C. There is a rear obscure window and spotlighting competes the room.

FIRST FLOOR LANDING 14'1" x 11'11" max

An oak staircase ascends from the entrance hall to the galleried landing which has a pitched ceiling with wonderful exposed timber beams, spotlighting and space for a snug or study area. A window overlooks the drive, fields beyond and doors leading through to the four bedrooms and house bathroom.



MASTER BEDROOM 18'6" x 17'11" max

This dual aspect and spacious master suite has views over the front and rear of the property and is full of character, having exposed timber beams and an exposed brick wall. There is a dressing area with sliding mirrored wardrobes and an abundance of space for further freestanding bedroom furniture. A doorway leads into the en-suite and a door leads to the landing.



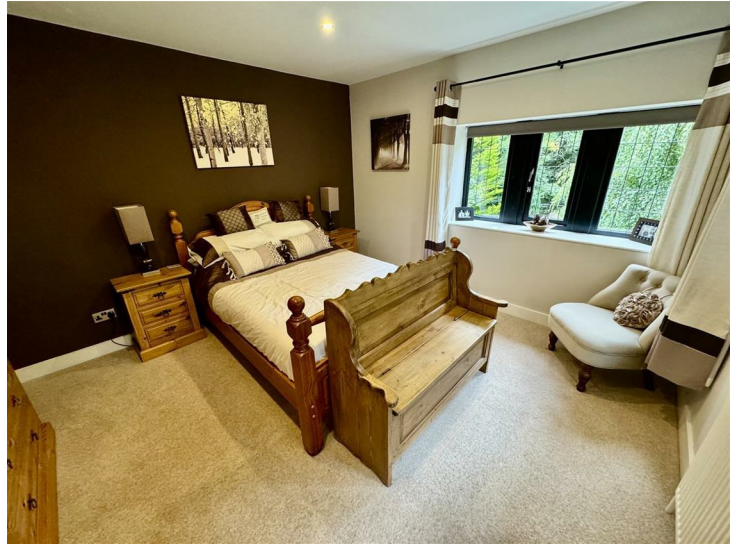
EN SUITE SHOWER ROOM 8'6" x 6'3" max

The shower room has an exposed timber beam and sloping ceiling with spotlights and front obscure windows. It is fitted with a three piece white bathroom suite comprising of a low level W.C, a pedestal hand wash basin with mixer tap, a double walk in shower with glass screen and a chrome towel radiator. The room is tiled with contrasting vinyl tile effect flooring underfoot. A doorway leads into the master bedroom.



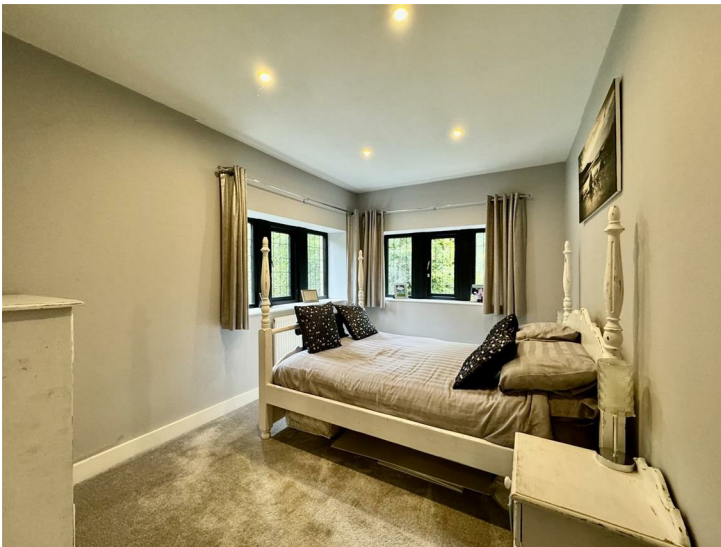
BEDROOM TWO 12'8" x 11'7" max

This generous double bedroom has dual aspect windows flooding it with natural light and providing views over the drive and gardens. There is ample space to accommodate bedroom furniture, spotlighting to the ceiling and a door leads to the landing.



BEDROOM THREE 13'11" x 8'8" max

Another dual aspect double bedroom with pleasant garden views from its window. The room is neutrally decorated, has space for freestanding bedroom furniture, spotlights to the ceiling and a door leads to the landing.



BEDROOM FOUR 6'6" x 6'1" max

This bright single bedroom could be used as a study or child's room, has a sloped ceiling with a beam and spotlights, lovely woodland views and a door leads to the landing.

FAMILY BATHROOM 8'11" x 5'8" max

This attractive family bathroom is fully tiled with complimentary tile effect flooring underfoot and comprises of a P shaped bath with shower over and bi fold glass screen, low level W.C, pedestal hand wash basin with mixer tap and chrome towel radiator. There is a rear obscure window, spotlights to the ceiling and a door leads to the landing.



GARDENS AND DRIVEWAY

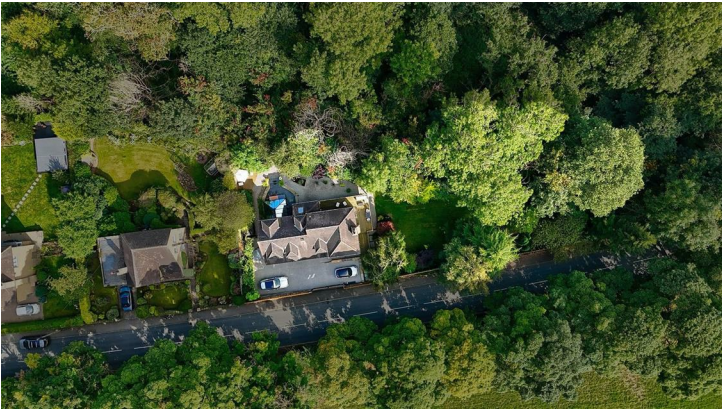
This outstanding family home has exceptional outside space, which starts with the intercom and electric remote controlled gates accessing the resin driveway which offers parking opportunities for multiple vehicles as it leads to the double garage and house. This fabulous garden offers a range of spaces to enjoy including a sizeable lawned area with timber pergola which is beautifully maintained with colourful bushes, trees and hedging surrounding the space. A wrap around patio with decorative pebble areas, colourful pots/planter and raised decking has ample space for garden furniture, outdoor dining and a slate patio area ideal for a hot tub with an open conservatory for privacy and shelter and allowing access to the lower ground floor rooms. The wrap around timber balcony can be accessed internally or from the garden and provides space to sit out and enjoy the pleasant views of the garden and woodland beyond.

The property also boasts extensive outside lighting along with CCTV.









GARAGE 18'2" x 19'2" max

Accessed from the house or through the electric up and over door is the large garage which houses the boiler, rear windows and also offers a utility area with wall and base units, space for extra fridge and freezer and plumbing for a washing machine if required.





***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND G

PROPERTY CONSTRUCTION: STONE

PARKING: PRIVATE DRIVEWAY & GARAGE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

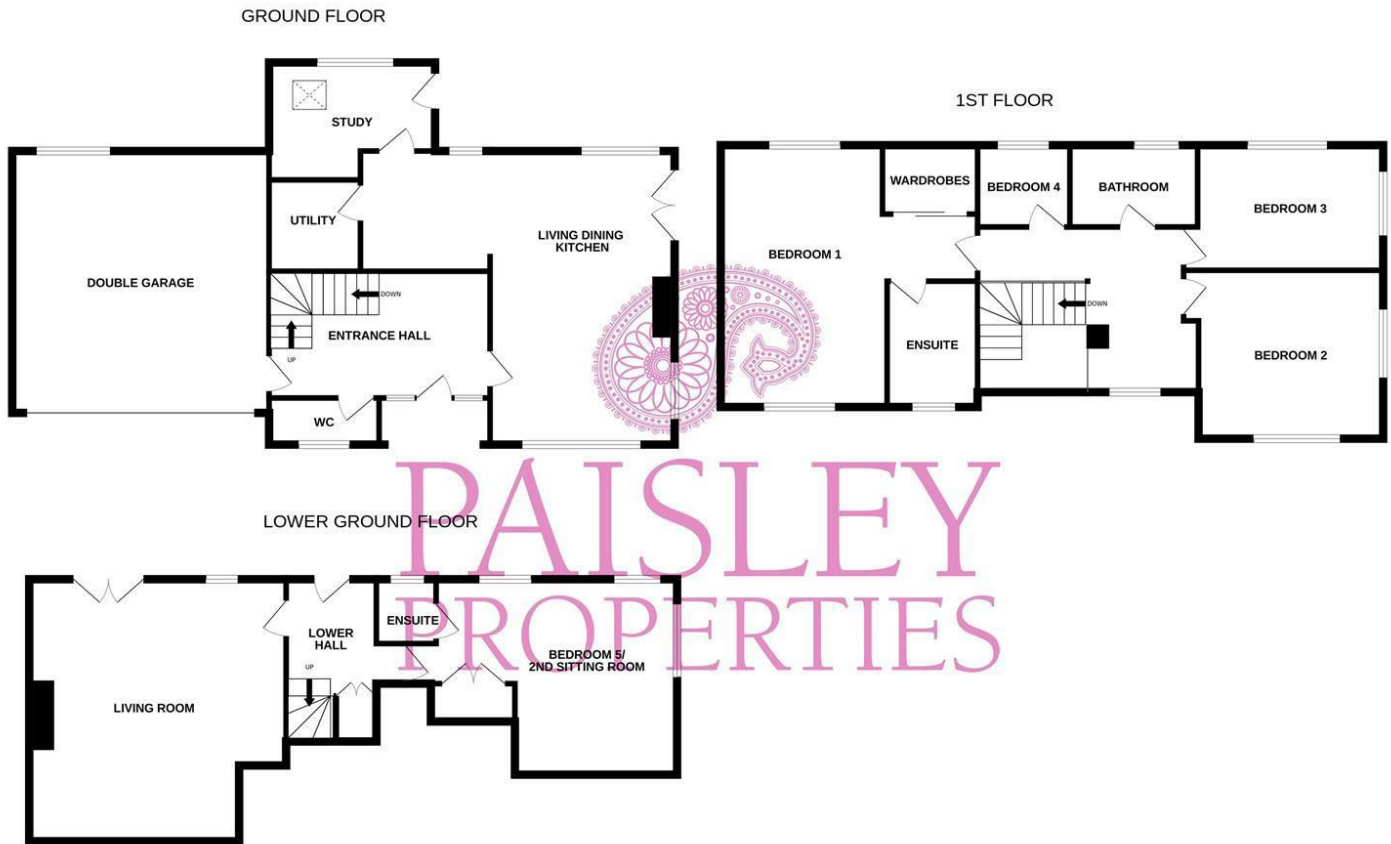
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

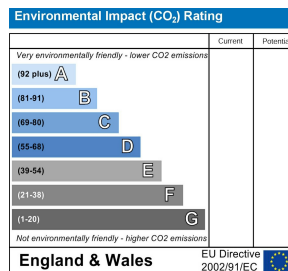
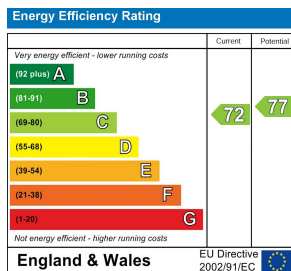
SURVEY TEXT

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 for a free, no obligation quote or for more information.



PAISLEY PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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