

50 Fenay Bankside,  
Fenay Bridge HD8 0BN

OFFERS AROUND  
£325,000



ELEVATED FROM THE ROADSIDE WITH FAR REACHING VIEWS, THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, BALCONY, GARDENS, RESIN DRIVEWAY AND AN INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 16'9" x 5'6" max**

You enter through a upvc glazed door into the welcoming entrance hallway with a bank of understairs storage cupboards. Doors lead through to the living room, sitting room, kitchen, ground floor bathroom and stairs with a timber balustrade ascend to the first floor landing.



### **LIVING ROOM 22'1" x 12'0" max**

This generous size living room spans the front of the property and provides fantastic far reaching views over to "Castle Hill" from its window. The room has a great amount of space to accommodate free standing furniture, a stone fireplace with tile hearth and mantle houses a coal effect gas fire and a door leads through to the entrance hallway.



### **BEDROOM THREE / SITTING ROOM 12'0" x 9'3" max**

Currently used as a sitting room, this light and airy double bedroom has a view of the rear garden and could be used as a bedroom, hobby room or home office if desired. A door leads to the entrance hallway.





### **KITCHEN 12'4" x 12'1" max**

With lovely views over the rear garden is the stylish kitchen which is fitted with a range of cream gloss wall and base units, contrasting granite work surfaces and an inset stainless steel sink and drainer with mixer tap over. There are integrated appliances including a fridge freezer, dishwasher, an electric oven, grill, microwave and a four ring electric hob with extractor fan over. The kitchen has vinyl tile flooring underfoot. An archway opens to the dining room and doors open to the entrance hallway and rear porch.







**DINING ROOM 11'8" x 8'4" max**

Easily accessible from the kitchen is this lovely dining room which is flooded with natural light through the sliding glazed patio doors which open to the balcony and offers space for a dining table, chairs and freestanding furniture. Providing a great place for formal dining with laminate flooring underfoot, timber beams to the ceiling and an exposed brick wall.





### **UTILITY ROOM 8'3" x 4'8" max**

This handy room is accessed from the rear porch and has wall and base units, plumbing for a washing machine and space for a tumble dryer. A great place for storing extra household items, outdoor clothing and shoes.

### **BATHROOM 6'7" x 4'7" max**

Located on the ground floor is the modern, fully tiled bathroom which is fitted with a white three piece suite including a vanity hand wash basin with mixer tap, a bath with shower over and glass screen, low level W.C and fitted wall cupboards. There is a side obscure window and vinyl flooring underfoot. A door leads to the entrance hallway.



### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing, doors lead through to three bedrooms, the house shower room and a hatch gives access to the loft.

### **BEDROOM ONE 12'1" x 9'1" max**

Positioned to the front of the property with a large window flooding the room with natural light and offering views over the street below and countryside beyond is this good size double bedroom having a bank of fitted wardrobes, bedroom furniture and a door leads to the landing.





**BEDROOM TWO 12'0" x 10'11" max**

Another well presented double bedroom located to the rear of the property with garden views from its window. There is plenty space for bedroom furniture and a door leads to the landing.



**HOME OFFICE 30'6" x 4'8" max**

Currently used as a home office, this room is flooded with natural light through its four Velux windows. There is a bank of fitted storage cupboards and fitted shelving. A door leads to the landing.





### **SHOWER ROOM 6'7" x 4'7" max**

This recently fitted and stylish shower room is fully tiled and fitted with a white suite comprising of a corner waterfall shower with glass screen, vanity hand wash basin with mixer tap and a low level W.C. There is a chrome towel radiator, side obscure window, spotlights to the ceiling and laminate flooring underfoot. A door leads to the landing.



### **REAR GARDEN**

To the rear of the property is a patio area with space for garden furniture and space for decorative pots and planters. Stone steps ascend to a low maintenance pebbled garden with space for a greenhouse or timber outbuilding if desired.





### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

Accessed by a resin driveway with parking for two vehicles which leads to the integral garage with electric roller doors, power and light.

Stone steps ascend to the front balcony with wrought iron balustrades and commanding fantastic far reaching views over the street scene and countryside beyond. This space is ideal for outdoor dining and entertaining with ample room for garden furniture.









### **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND D

PROPERTY CONSTRUCTION: STONE

PARKING: DRIVEWAY AND 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**

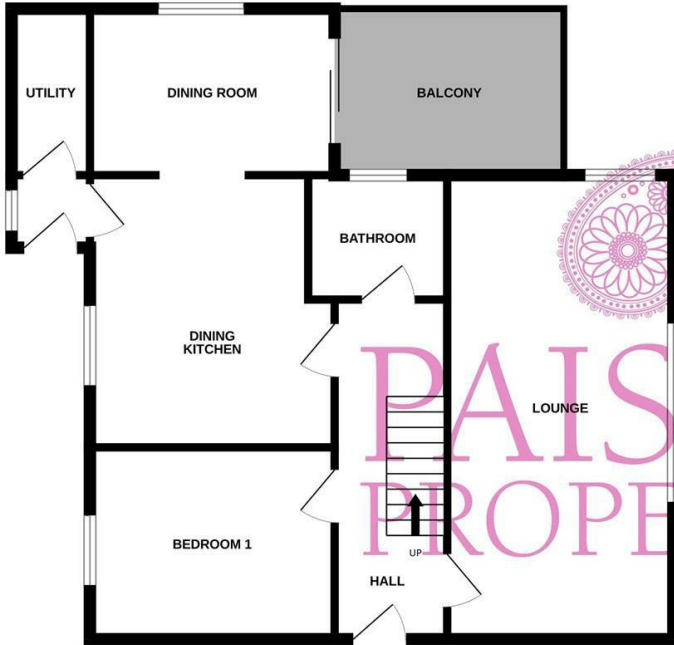
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

## **SURVEY TEXT**

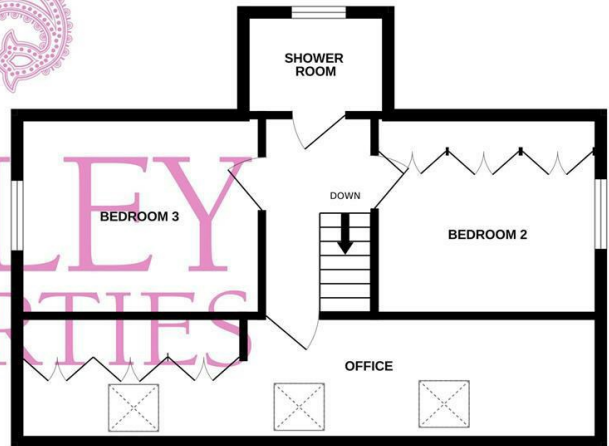
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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



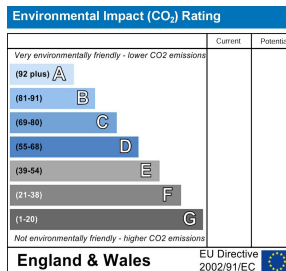
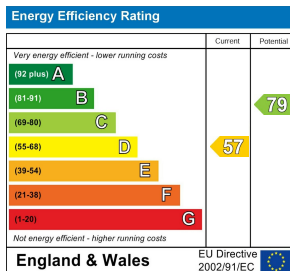
GROUND FLOOR



1ST FLOOR



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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