

3 Woodsome Drive,  
Fenay Bridge HD8 0JR

OFFERS AROUND  
£399,950



LOCATED ON A PEACEFUL CUL DE SAC WITH VIEWS OVER TO WOODSOME VALLEY IS THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME WHICH IS BURSTING WITH POTENTIAL AND BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, GENEROUS GARDENS, GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a upvc door into this welcoming entrance hallway which has space to remove your coats, shoes and for freestanding furniture. There is an understairs storage cupboard, doors lead to the W.C, dining kitchen and a staircase with front facing window ascends to the first floor landing.

### **DINING KITCHEN 15'5" x 10'5" max**

Positioned to the rear of the home with two windows enjoying pleasant views over the garden is this attractive and spacious dining kitchen which is fitted with a range of white matte wall and base units, granite work surfaces, matching upstands with mosaic splash and an inset stainless steel sink and drainer with mixer tap over. Integrated appliances include a BOSCH double oven with microwave, BOSCH induction hob with extractor fan over and a fridge freezer. A fantastic breakfast bar provides a subtle space to entertain and enjoy informal meals with friends and family. Vinyl tile flooring flows underfoot and spot lights to the ceiling complete the room. Doors lead to the lounge, entrance hallway and an external door leads out to the side passage.



### **LOUNGE 21'6" x 11'2" max**

This generous size lounge has an abundance of space for freestanding living room furniture. A gas fire with timber effect surround creates a focal point to the room and a large bay window fills the room with natural light. Sliding glazed doors open to the conservatory and a glazed arch door leads back through to the dining kitchen.





**CONSERVATORY 11'1" x 6'4" max**

This great addition to the property enjoys lovely views over the garden and is the perfect place to sit and relax on a quiet evening. Sliding glazed doors open to the lounge and patio doors open to the garden.



**GROUND FLOOR W.C 6'2" x 2'9"**

Positioned off the entrance hall, this additional toilet is fitted with a wall hung basin and low level W.C. The room has a chrome towel radiator, obscure front facing window and is fully tiled with vinyl tile to the floor.





### **SIDE PASSAGE**

This covered side passage provides space for storage and gives access to the front of the property, dining kitchen, garage and utility porch. There is a window which looks out to the garden, lighting and tiled flooring underfoot.

### **UTILITY PORCH 8'11" x 5'10" max**

This handy utility porch allows space to keep additional household appliances, plumbing for a washing machine and doors open to the side passage and a patio door opens to the garden.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has space for freestanding furniture, a window overlooking the cul de sac below and a hatch providing access into the loft space. Doors lead to the three double bedrooms and the house bathroom.





**BEDROOM ONE 13'6" x 10'7" max**

This impressive bedroom situated at the rear of the property has a large window which allows the room to feel light and airy alongside enjoying a lovely outlook. The room has plenty of space to accommodate freestanding furniture, a bank of fitted wardrobes and a door which leads through to the landing.



**BEDROOM TWO 11'5" x 10'5" max**

A good size double bedroom positioned at the rear of the property with pleasant views over the garden rooftops and countryside views beyond. The room has space for freestanding furniture, a cupboard with shelving and a door leads to the landing.





### **BEDROOM THREE 9'1" x 6'5" max**

Another double bedroom, currently being used as a home office, positioned to the front of the property with a view over the garden and cul de sac below. The room has space to accommodate freestanding bedroom furniture and a door leads through to the landing.



### **BATHROOM 9'4" x 5'1" max**

This recently fitted, modern bathroom comprises of a four piece white suite including bath with shower attachment, corner shower with glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and has vinyl tile underfoot. The room has an obscure glazed side facing window, spot lighting to the ceiling and a door which leads to the landing.





## REAR GARDEN

To the rear of the property is a large tiered patio garden which is ideal for outdoor dining and entertaining. There is a green house and raised vegetable patches, pergola, colourful flowerbeds and hedges surround the space.





## **EXTERNAL FRONT, GARAGE AND DRIVEWAY 26'6" x 7'8" max**

Double wrought iron gates open to a driveway which provides parking for two vehicles. There is a low maintenance decorative patio area ideal for sitting out and space for pots and planters if desired.

A garage with electric door provides extra parking and offers space to the rear for storage or a workshop if desired.

Garage - 26ft6 x 7ft8 max



### **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND D

PROPERTY CONSTRUCTION: BRICK

PARKING: GARAGE AND DRIVEWAY

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. \*

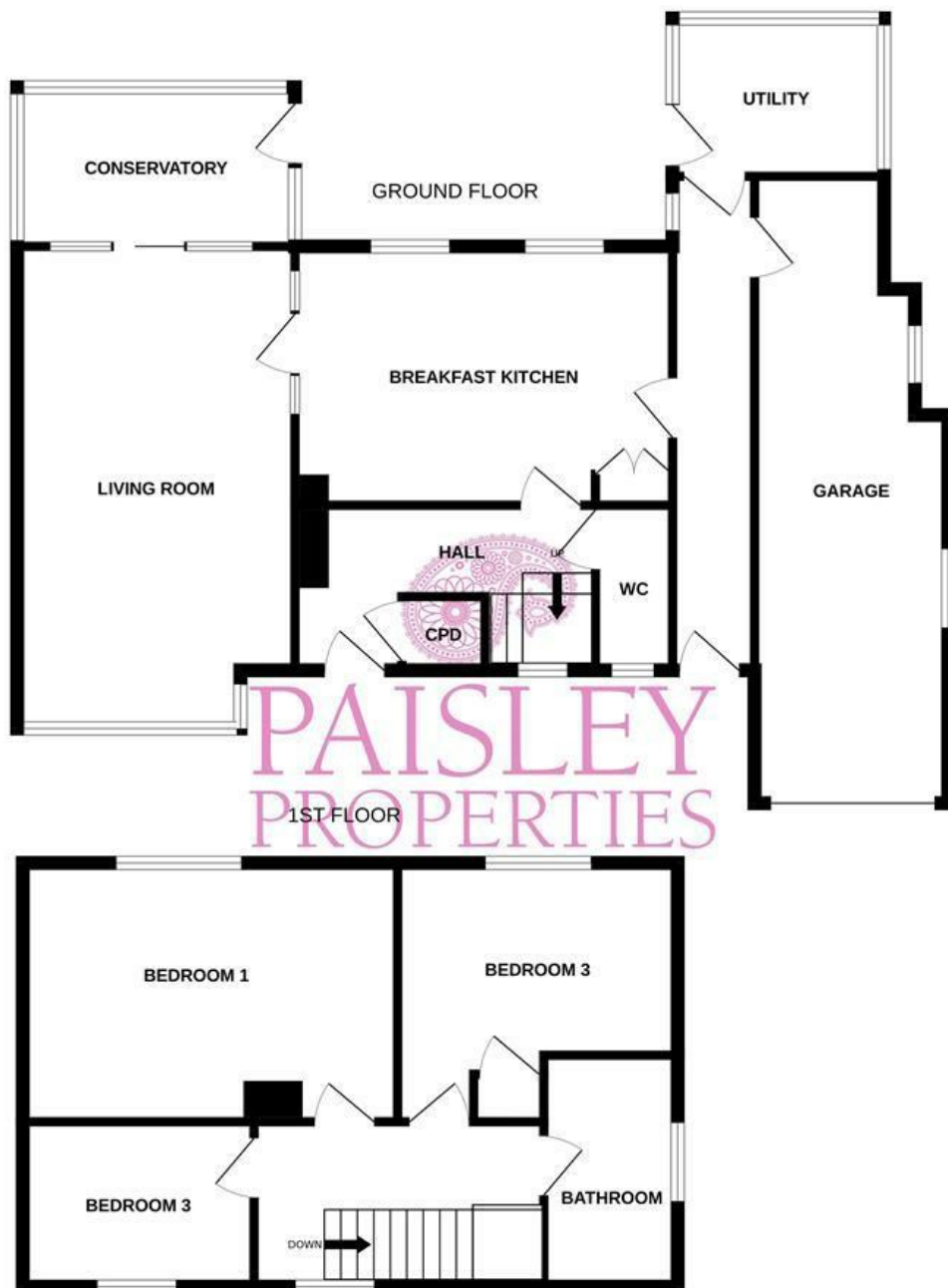
## **PAISLEY**

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.





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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	81
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

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