

16 Clough Park,  
Fenay Bridge HD8 0JH

OFFERS AROUND  
£270,000



THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME BOASTS FANTASTIC VIEWS TO THE REAR, SPACIOUS AND VERSATILE LIVING ACCOMMODATION WITH SCOPE FOR FURTHER IMPROVEMENT, DETACHED GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a newly fitted composite door with side glazing into the welcoming entrance hallway which has space to remove and store outdoor clothing. Doors lead through to the dining kitchen, bathroom, bedroom three and stairs with a timber balustrade ascend to the first floor landing.



## **LOUNGE DINER 16'4" x 11'5" max**

Located to the rear of the property is this generous size lounge diner which has a stylish media wall with feature panelling. The room is flooded with natural light courtesy of the two floor to ceiling glazed windows and sliding patio doors which open to the garden and provide fantastic countryside views. The room is nicely decorated and has ample space for living room and dining furniture if required. There are spotlights to the ceiling and a door opens to the dining kitchen.



### **DINING KITCHEN 12'0" x 11'1" max**

This dual aspect kitchen is fitted with a range of wall and base units, complimentary work surfaces with tile splash backs and a stainless steel sink and drainer with mixer tap over. There is space for an electric oven, fridge freezer and plumbing for a washing machine. To the side of the kitchen is space for a small dining table and chairs. Vinyl flooring completes the look and louvre style doors open to a pantry ideal for storing household items, housing the boiler and an understairs storage cupboard. A door leads through to the lounge diner and back through to the entrance hallway.



### **BEDROOM ONE 11'7" x 11'1" max**

Located on the first floor this attractive double bedroom boasts lovely far reaching views over Woodsome Valley and over to Emley Moor from its window. There is a media unit with inset shelving, space for bedroom furniture, spotlights to the ceiling and a door opens to the landing.



### **BEDROOM TWO 11'6" x 8'0" max**

Another neutrally decorated double bedroom located at the front of the property with views of the street scene below, space for freestanding bedroom furniture and under eaves storage. A door opens to the landing.



**BEDROOM THREE 11'2" x 4'10" max**

Currently used as a dressing room is this bright small double bedroom which is located on the ground floor with views over the garden. This room could also make a great home office if desired. A door opens to the entrance hallway.



### **BATHROOM 6'0" x 5'1" max**

This ground floor house bathroom is fitted with a three piece white suite including a bath with shower over and bifold glass screen, low level W.C and a pedestal hand wash basin. The room has a front obscure window, vinyl flooring flows underfoot and a door leads through to the entrance hallway.



### **REAR GARDEN AND VIEWS**

This well maintained garden has a good sized patio adjoining the property, perfect for outdoor dining, entertaining and slightly raised from the rest of the garden so you can sit and enjoy the fabulous far reaching views. A lawn is surrounded by well stocked flower bed borders, bushes and shrubs.

The garden can be accessed through the lounge diner patio doors and from the front of the property.





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

The property has a lawned garden to the front with lovely flower bed borders and a low stone wall. A driveway sits to the side of the property and leads to a detached garage with light, power and up and over door.





### **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION: BRICK

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.

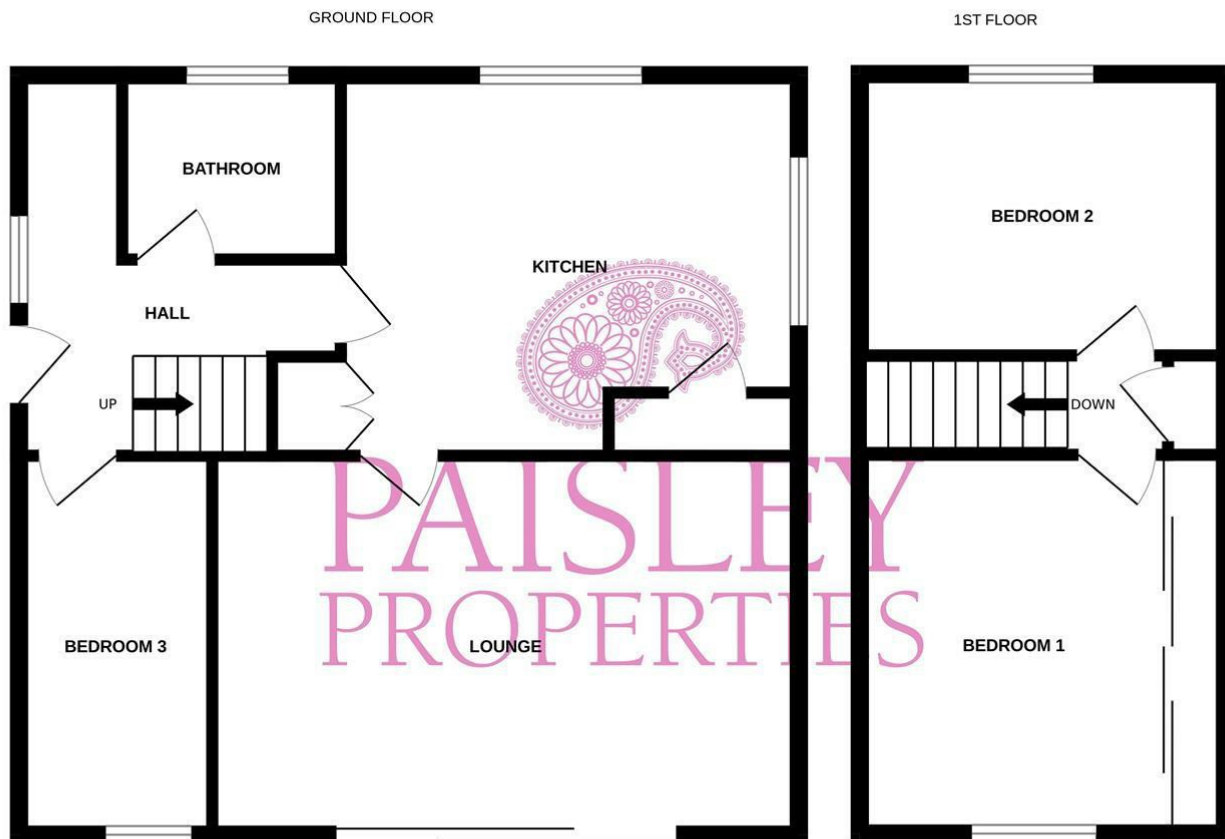
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

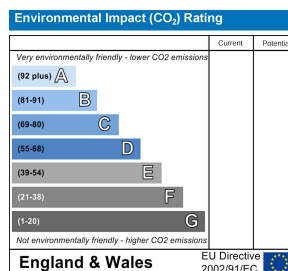
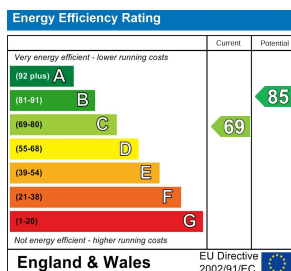
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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



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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