

2 Tithefields,
Fenay Bridge HD8 0FX

OFFERS AROUND
£425,000



****LOCAL PART EXCHANGE CONSIDERED FOR A 3 BEDROOM PROPERTY UP TO APPROX. £325,000****

A BEAUTIFULLY PRESENTED AND EXCEPTIONALLY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WHICH BOASTS LOW MAINTENANCE GARDENS TO FRONT AND REAR, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed door into a welcoming and spacious hallway with room for freestanding furniture and space to remove coats and shoes. Stairs with a timber balustrade ascend to first floor landing and doors lead through to the living room, dining kitchen, dining room, ground floor W.C, the garage and a handy storage cupboard ideal for household items.



LIVING ROOM 18'10" x 11'0" max

This sizable reception room is the perfect place to relax in the evening, the focal point being the coal effect electric fire with marble effect fireplace. The room is beautifully decorated, provides plenty of space for freestanding furniture, double doors open to the dining room, lead back to the entrance hallway and a large window gives a view of the pleasant street scene outside.





DINING ROOM 11'11" x 8'10" max

A great space for entertaining, this family sized dining room has plenty of space for a dining table, chairs and freestanding furniture. Patio doors open to the garden, double doors open to the lounge and a door leads through to the entrance hallway.



DINING KITCHEN 15'0" x 12'7" max

This modern kitchen is fitted with a range of timber wall and base units, contrasting roll top work surfaces, mosaic tiled splash backs and a circular one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, dishwasher, electric oven and five ring gas hob with extractor fan over. There is space to one side for a dining table and chairs if required, rear facing windows overlook the garden, spotlights adorn the ceiling and tile flooring completes the room. An external door opens to the garden and a door leads back to the entrance hallway.



GROUND FLOOR W.C 6'11" x 3'4" max

Neatly positioned off the entrance hallway is the cloakroom which features a white suite comprising of a pedestal hand wash basin with a mosaic splash and a low level W.C. The room has vinyl tiles underfoot and a side facing obscure glazed window.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to this great sized first floor landing which has space for freestanding furniture, a useful storage cupboard ideal for towels and bed linen and doors lead to the three bedrooms and house bathroom.

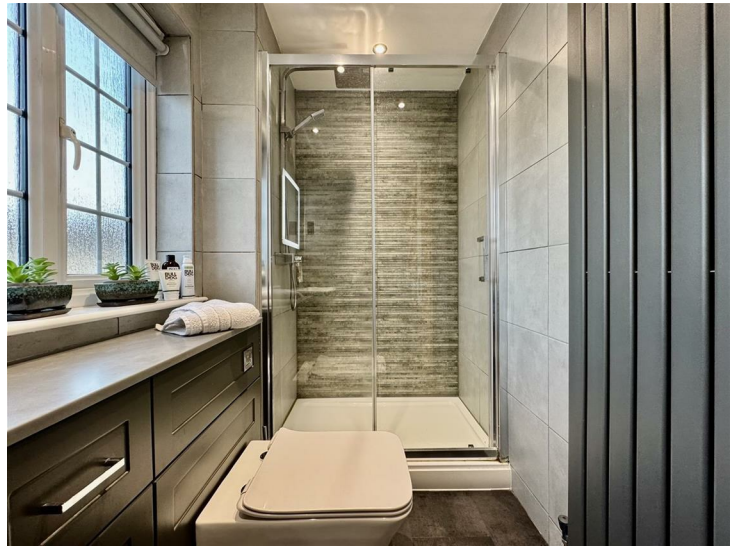
BEDROOM TWO 22'2" x 12'2" max into dressing area

Positioned to the front of the property, with three windows overlooking the driveway and street scene beyond is this well presented and generous size bedroom with ample space for freestanding furniture. An opening flows through to a dressing area with mirrored wardrobes and a door opens to the ensuite shower room.



EN SUITE SHOWER ROOM 8'4" x 4'8" max

Comprising of a recently fitted, attractive three piece white suite including a double walk in waterfall shower with glass screen, a hand wash basin sat on a vanity unit with granite tops, low level W.C, fully tiled walls, space for freestanding storage, complimentary tiled flooring and a door leads through to the bedroom.



BEDROOM THREE 11'3" x 10'0" max

This good sized double bedroom is neutrally decorated and is situated at the rear of the property. There is space for freestanding furniture. A rear facing window has a lovely view of the garden and a door leads to the first floor landing.



BEDROOM FOUR 12'8" x 10'2" max

Another double bedroom located to the rear of the property with garden views, there is ample space for freestanding furniture and a door leads to the first floor landing.

BATHROOM 9'8" x 8'4" max

This stunning house bathroom has been recently fitted with a four-piece white suite, including a bath, a waterfall corner shower with glass screen, a large vanity hand wash basin with mixer tap sat upon cabinetry, granite tops and a low level W.C. The room is fully tiled with complimentary tiled flooring underfoot, spotlights to the ceiling, an obscure glazed side window and a door leads through to the first floor landing.



SECOND FLOOR LANDING

Stairs with a timber balustrade ascend from the first floor landing and a door leads through to the master suite.

MASTER SUITE 17'6" x 16'0" max

This impressive and extremely spacious bedroom has spotlights to the ceiling, laminate flooring underfoot, ample space for freestanding furniture, four Velux windows let natural light flood through the space and doors lead through to the walk in wardrobe, en-suite shower room and back through to the second floor landing.



WALK IN WARDROBE 8'0" x 4'6" max

A great space for storage and fitted with hanging rails.

EN SUITE SHOWER ROOM 7'11" x 5'8" max

Accessed from the Master Suite and comprising of a modern three piece white suite including a shower cubicle with glass screen, pedestal hand wash basin with a mosaic splash and low level W.C. Spotlights to the ceiling, a velux window and vinyl flooring completes the room.



REAR GARDEN

To the rear of the property there is a low maintenance enclosed garden which has a stone patio adjoining the property allowing for al-fresco dining, entertaining, space for garden furniture and steps lead up to a decorative pebble garden with space for an outbuilding if desired. A path leads to the front of the property.





EXTERNAL FRONT AND GARAGE

To the front of the property is a driveway which has room for multiple vehicles, to the side of the drive way is a rockery area surrounded by well maintained hedges and colourful shrubs and plants The integral single garage provides light, power, plumbing for a washing machine and an up and over door.



***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

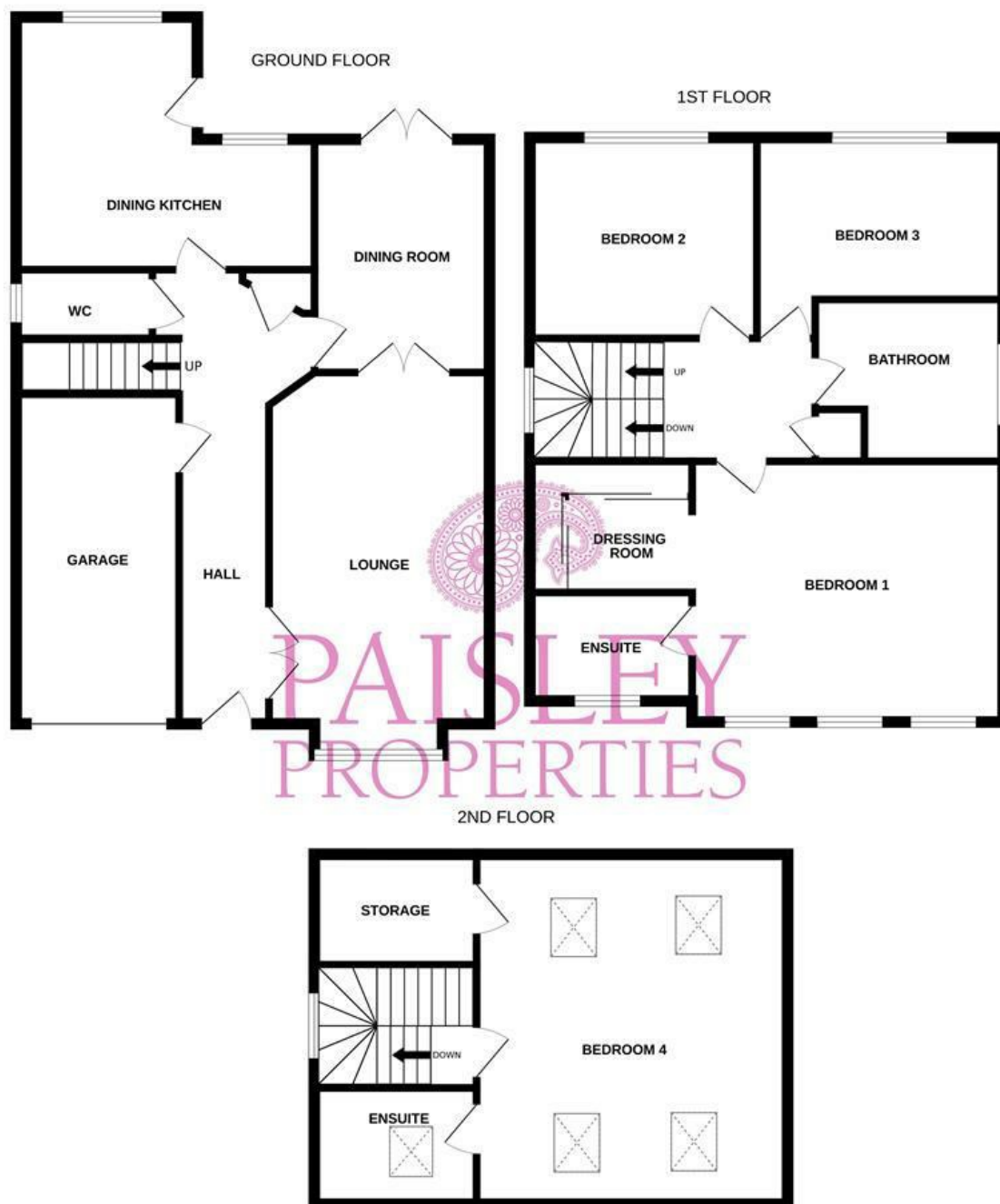
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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