

17 Thorgrow Close,  
Fenay Bridge HD8 0FY

OFFERS AROUND  
£525,000



THIS STYLISH, EXTENDED FOUR BEDROOM DETACHED FAMILY HOME BOASTS OPEN PLAN LIVING, LOVINGLY LANDSCAPED GARDENS, BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES AND AN INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING A

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a recently fitted oak door with opaque side windows into this spacious and welcoming entrance hallway, which really does set the scene for the accommodation on offer. A carpeted staircase with a contemporary glass and oak balustrade ascends to the first floor landing. Practical tiled flooring runs underfoot and spotlights to the ceiling complete the scheme. Double oak doors lead to the lounge and a door leads to the dining kitchen.



## LOUNGE 19'1" max into bay x 12'1" apx

This light and airy room is beautifully presented, with an abundance of space to accommodate free standing living room furniture. Bay style window gives a view out over the driveway. Two sets of double oak doors open to the living dining kitchen and back to the entrance hallway.





## OPEN PLAN LIVING, DINING KITCHEN 27'2" max x 21'9" max

Spanning the rear of the property, is a recently extended and immaculately presented open plan living dining kitchen, which offers fantastic views over the garden. Tiled flooring flows throughout and spotlighting adorns the ceiling. The stylish kitchen is fitted with a range of cream gloss wall and base units, granite work surfaces with matching upstands and an inset stainless steel sink with mixer tap over. Cooking facilities comprise of a freestanding gas cooker (with a double oven) and a glass and stainless steel extractor fan over. Integrated appliances include a dishwasher and under counter fridge. A central unit island with contrasting base units and a granite work top provides space for informal dining. To the side of the kitchen is space for a family dining table and chairs. Openings lead through to a lovely living space with plenty of room for freestanding furniture. Light floods through a large side window, two roof lanterns and a sliding patio door which opens to the garden, bringing the outside in. Double oak doors lead through to the lounge and doors open to a handy understairs storage cupboard ideal for household items, ground floor W.C, garage and through to the entrance hallway.





### **GROUND FLOOR W.C 4'10" apx x 3'7" apx**

This handy downstairs WC is located just off the living dining kitchen and is partially tiled with white metro tiles, striking patterned tiling runs underfoot and spotlights to the ceiling. The room is fitted with a white suite including a concealed cistern W.C and a vanity handwash basin with mixer tap over and cupboard under for storage. A high level window allows natural light to enter and a door leads to the living kitchen.



### **FIRST FLOOR LANDING**

Stairs ascend to the neutrally decorated first floor landing with a hatch giving access to a part boarded loft and doors leading to four double bedrooms (two with ensuite shower rooms), a family bathroom and a storage cupboard housing the boiler with space for towels and bed linen.





### **BEDROOM ONE 14'7" max to fitted wardrobe x 13'0" max**

This superb double bedroom positioned at the front of the property, with views over the street scene and woodland beyond through its bay style window, has ample room for freestanding furniture and integrated sliding glazed wardrobes. A doorway leads to the ensuite shower room and a door leads to the landing.



### **EN SUITE SHOWER ROOM 11'5" apx x 5'8" apx**

This "boutique style" shower room is fully tiled and incorporates a white three-piece suite comprising a low level W.C, a double vanity hand wash basin with mixer taps sat upon cabinetry, a walk-in double waterfall shower with glass screen, LED mirror and a towel radiator. The floor is tiled, there are spotlights to the ceiling and an obscure window lets light enter the room. A door opens to bedroom one.





## **BEDROOM TWO 11'1" apx x 10'9" apx**

A generously sized double bedroom situated at the rear of the property, offering beautiful garden and far-reaching views. The room provides ample space for freestanding bedroom furniture and doors that lead through to the en suite shower room and back through to the landing.



## **EN SUITE SHOWER ROOM 7'7" apx x 4'5" apx**

Comprising of a three piece white suite, including a double walk in waterfall shower with glass screen, a hand wash basin sat on a vanity unit with a mixer tap, low level W.C, fully tiled walls, complimentary tiled flooring, rear obscure window and a door leads through to bedroom two.





### **BEDROOM THREE 14'0" max x 9'4" max to fitted wardrobes**

A recently extended, neutrally decorated double bedroom positioned at the rear of the property, offering views of the garden and the countryside beyond. The room includes space for freestanding furniture, a bank of fitted wardrobes, ceiling spotlights, and laminate flooring underfoot, and a door leads through to the landing.



### **BEDROOM FOUR 10'8" max x 8'7" max to fitted wardrobes**

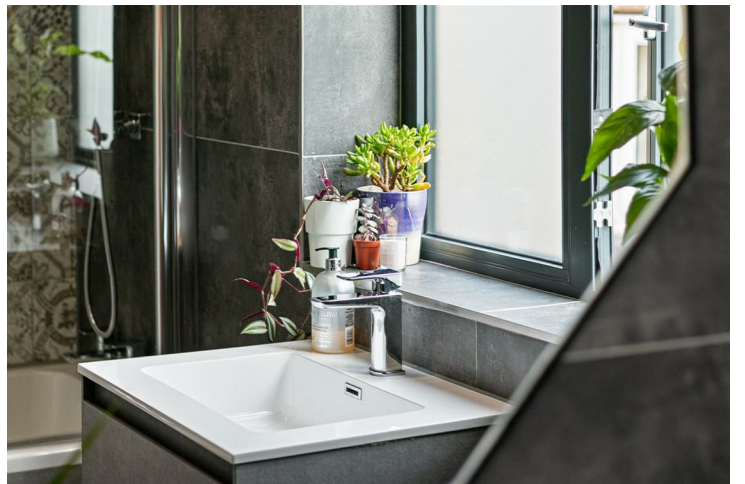
Located to the front of the property is another double bedroom which is currently used as a home office, with space for freestanding furniture and fitted wardrobes. Two front facing windows provide views over the front drive, street scene and woodland beyond and a door leads through to the landing.





### **FAMILY BATHROOM 9'8" apx x 5'5" max**

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



### **REAR GARDEN**

To the rear of the property there is a lovingly landscaped, fence enclosed garden which has a wonderful raised Indian sandstone patio adjoining the property, allowing for al-fresco dining, entertaining and ample space for garden furniture. A well maintained lawn garden is surrounded by raised flowerbeds, colourful shrubs and bushes. Pathways lead through to the front of the property providing extra seating areas and space for storage and a timber outbuilding if desired.





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

To the front of the property is a block paved driveway which has room for multiple vehicles. To the sides of the drive way are colourful raised flowerbeds with pathways which lead to the rear garden. The integral single garage provides light, power, plumbing for a washing machine, space for a tumble dryer, extra fridge freezer space if required 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 and Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. There are no known structural defects 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 and Solar panels

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

### **ENVIRONMENT:**

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

### **AGENTS 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.

## **PAISLEY PROPERTIES**

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.



**PAISLEY MORTGAGES**

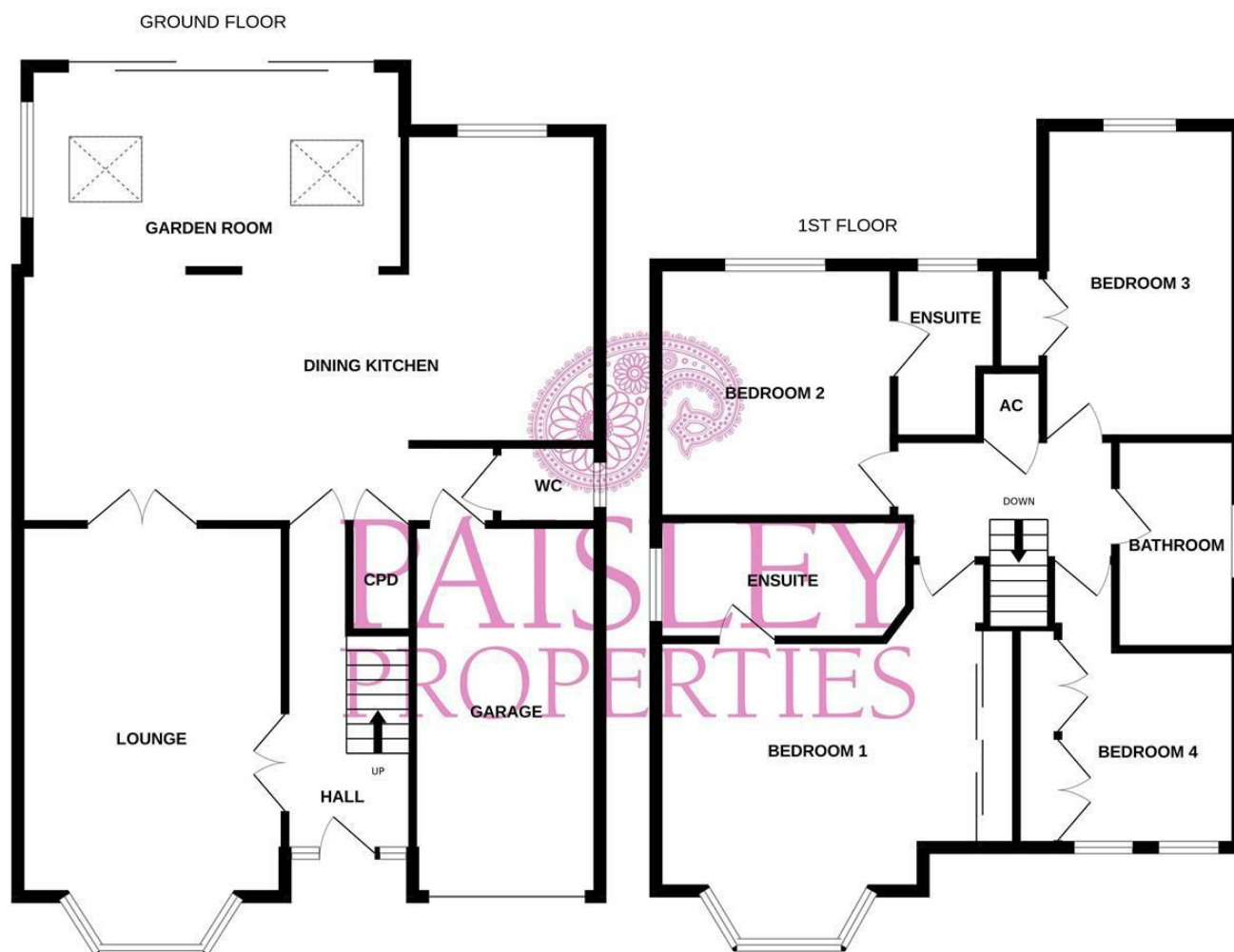
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

**PAISLEY SURVEYORS**

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                                 | 93        |
| (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     |           |

| 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 |           |
| England & Wales EU Directive 2002/91/EC                         |           |

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