

79 Common End Lane,
Fenay Bridge HD8 0AF

OFFERS AROUND
£650,000



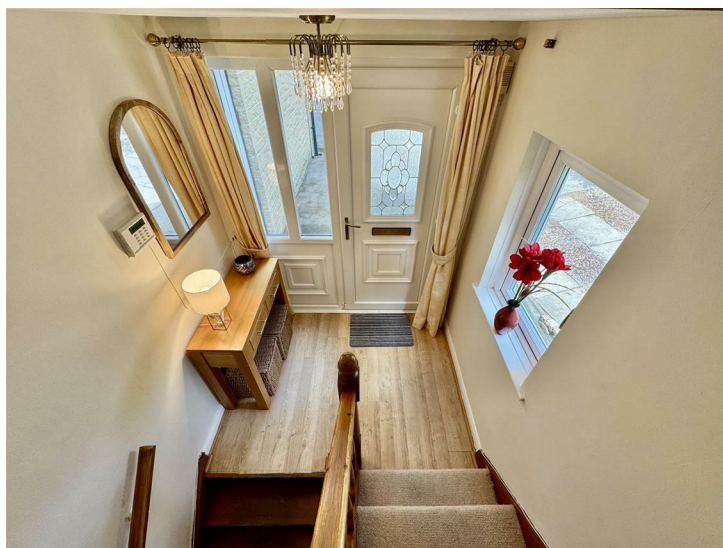
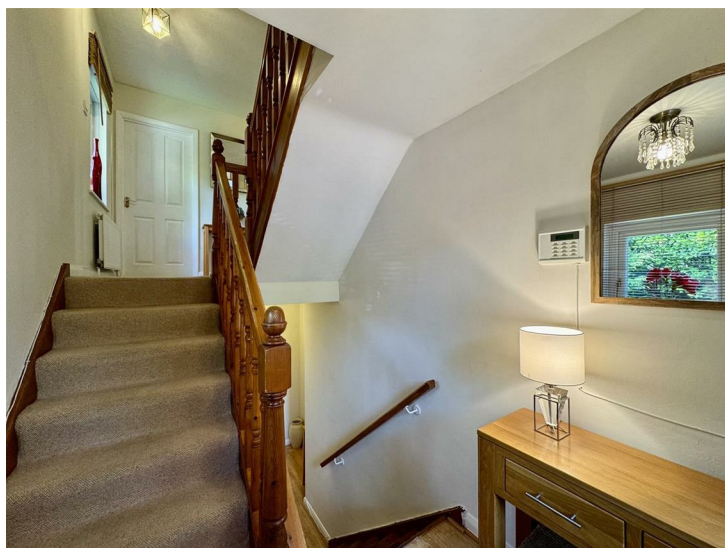
SAT ON A GENEROUS PLOT AND SURROUNDED BY BEAUTIFULLY LANDSCAPED AND PRIVATE GARDENS IS THIS FIVE BEDROOM DETACHED FAMILY HOME BOASTING SPACIOUS AND VERSATILE LIVING ACCOMMODATION THROUGHOUT, A RECENTLY EXTENDED MASTER SUITE, INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter through a upvc glazed door into a welcoming entrance hallway which has space for freestanding furniture and a side window. Laminate flooring flows underfoot. A staircase with a timber balustrade ascends to the first floor and steps descend to doors leading to the dining kitchen, living room and the ground floor cloakroom.



LIVING ROOM 17'8" max x 15'11" max

This spacious living room is filled with natural light, thanks to a large window and patio doors that open directly onto the garden. The generous proportions offer plenty of space for relaxing or entertaining and room for a range of living room furniture. A decorative brick fireplace has space for a gas fire and gives a lovely focal point to the room. A door opens to the dining room/snug and a door leads back to the hallway.



DINING KITCHEN 22'6" max x 7'5" max

This charming dining kitchen has beams to the ceiling and is thoughtfully divided by a characterful archway, creating a natural flow between the spaces. The kitchen area has a range of cream wall and base units with a contrasting work surface, tile splash backs and a porcelain sink with mixer tap over. There is space for a Range style oven with an extractor over, fridge freezer, tumble dryer, plumbing for a washing machine and an integrated dishwasher. The dining area provides a welcoming spot for meals and tile flooring flows underfoot. An external door opens to a large patio and a door leads back to the hallway.



DINING ROOM / SNUG 10'8" apx x 9'9" apx

Positioned off the living room and currently used as a snug, this versatile room could also lend itself to a formal dining room or home office for those working remotely. A window gives pleasant views out to the garden.



GROUND FLOOR CLOAKROOM 6'11" apx x 2'10" apx

Neatly tucked off the entrance hall is the ground floor cloakroom which has a low level W.C with a wall hung wash basin, obscure window and laminate flooring underfoot.



FIRST FLOOR LANDING

This impressive first floor landing has a side elevation window and space for freestanding furniture. Doors open to four double bedrooms (one with ensuite), the house bathroom and a staircase with a timber balustrade ascends to the Master bedroom with ensuite bathroom.



MASTER BEDROOM 14'6" max into eaves x 14'5" max

This recently extended attic room has been transformed into a stunning master suite, offering a peaceful retreat and flooded with natural light through its Velux windows. Thoughtfully designed cabinetry and a walk in wardrobe provides excellent storage and there is space for further freestanding bedroom furniture and spotlights to the ceiling. A door leads to the ensuite and back through to the second floor landing.



ENSUITE BATHROOM 13'0" max x 5'6" max

Accessed from the master bedroom is a boutique style four piece ensuite bathroom which comprises of a bath sat beneath a Velux window, a shower cubicle with glass screen, a wall hung hand wash basin with mixer tap and a low level W.C. The room is fully tiled, has spotlighting to the ceiling and vinyl flooring flows underfoot.



BEDROOM TWO 14'7" max x 9'7" apx

Accessed by stairs from the landing is this nicely presented double bedroom which has a feature, circular stained glass window and two rear windows offering fantastic views over the garden, Castle Hill and to the Woodsome Valley. There is space for freestanding bedroom furniture and a door opens to the ensuite shower room.



EN SUITE SHOWER ROOM 10'4" apx x 3'6" apx

Comprising of a stylish three piece white suite including a shower cubicle with glass screen, wall hung hand wash basin with mixer tap, a low level W.C, obscure window and complimentary vinyl flooring underfoot. A door leads to bedroom two.



BEDROOM THREE 14'2" apx x 9'1" apx

This bright and airy double bedroom boasts three well placed windows offering pleasant far reaching views. The room is neutrally decorated and has ample space for freestanding bedroom furniture. A door opens to the landing.



BEDROOM FOUR 11'7" apx x 10'3" apx

Another well presented double bedroom with garden views through its windows. There are fitted wardrobes, drawers and a desk, space for freestanding furniture and a door opens to the landing.



BEDROOM FIVE 9'10" apx x 10'3" apx

A bright double bedroom, currently used as an office and offering space for bedroom furniture. A door leads to the landing.



BATHROOM 9'9" apx x 5'2" apx

This attractive house bathroom is fitted with a white suite including a bath with shower attachment, low level W.C and a pedestal hand wash basin. The room has panelling, an obscure window, vinyl flooring underfoot and a door leads to the landing.



GARDEN ROOM 17'0" max x 9'5" max

Tucked beneath the garage and accessed from the garden, this multi - purpose room has a wealth of possibilities such as a games room, garden room, gym, an office. Windows overlook the garden, there is central heating, power and the property's boiler is housed here.

REAR GARDEN

The property boasts beautifully landscaped, private and fully enclosed wrap around gardens which are of an extremely generous size. Thoughtfully designed with both relaxation and entertaining in mind, the garden features multiple patio areas ideal for outdoor dining, morning coffee or evening gatherings.

Pathways connect the patio areas leading through well maintained lawns, flower bed borders with carefully selected shrubs, plants, areas of interest and surrounding trees screen the space for complete privacy.







VIEW



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a driveway with parking for multiple vehicles which leads to the front door and an integral garage with separate access, light, power, central heating and an up an over door. Surrounded by trees, hedging, plants and with fantastic elevated views over the gardens below.

***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
Sewerage costs: £393 every 2/3 years

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band F

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

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.

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 -Septic Tank
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.

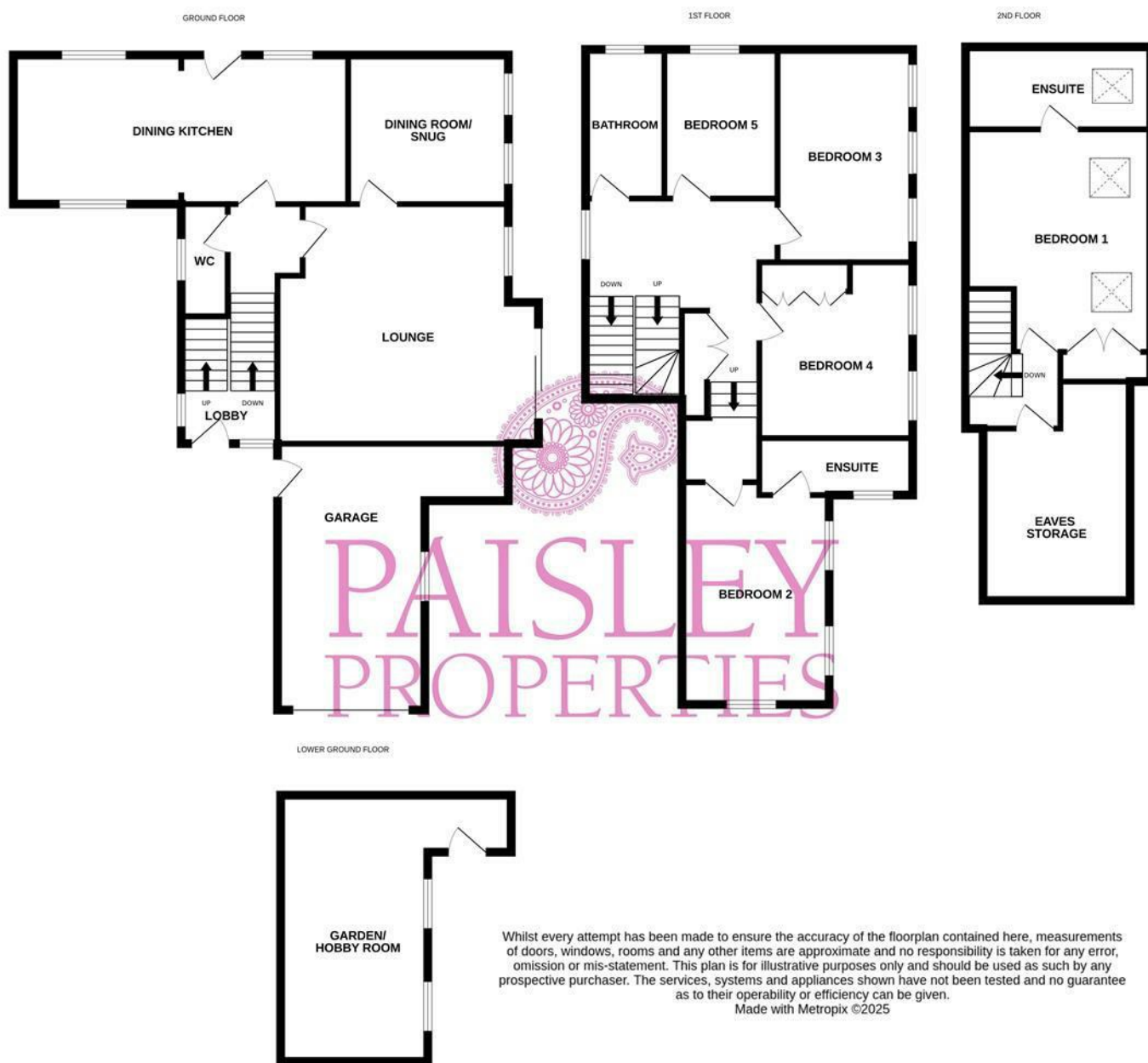
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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		72	80
EU Directive 2002/91/EC			

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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