

127 Hanby Close,  
Fenay Bridge HD8 0FZ

OFFERS AROUND  
£399,950



SITUATED CLOSE TO EXCELLENT SCHOOLING, THIS SUPERBLY MODERNISED, IMMACULATELY PRESENTED AND THOUGHTFULLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME HAS BEEN MUCH IMPROVED IN RECENT YEARS AND INCLUDES SPACIOUS AND VERSATILE ROOMS, DOUBLE WIDTH DRIVEWAY, INTEGRAL GARAGE AND DELIGHTFUL ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a composite style door into this welcoming and generous hallway which has ample space for furniture and hanging coats, having fitted wood effect laminate flooring, turned staircase to first floor and access to all ground floor rooms and integral garage.



## DOWNSTAIRS WC 3'9" x 5'7" max

A useful addition to this family home housing a modern two piece white suite including a fitted low level WC and pedestal hand wash basin. Having tiled splashback and side facing obscure glazed window.

## LOUNGE 11'8" x 15'11" max

A spacious living room affording a cosy yet generous family space with ample space for a range of freestanding living furniture offering the ideal space for relaxation. Having neutral and contemporary decor and walk in bay with double patio doors leading out to the rear garden.



### **DINING KITCHEN 12'10" x 19'4" max**

Having been much extended, re-modelled and updated in recent years this impressive space now offers a real family hub which includes potential living, dining and kitchen spaces. The Kitchen area, being an extension to the original property has a vaulted ceiling including Velux roof lights allowing natural light to flood the room and is fitted with a range of contemporary wall, base and drawer units with central island with contrasting solid polished quartz work surfaces, inset single drainer stainless steel sink unit with mixer tap over. Integrated appliances include a Neff five ring gas burner hob with extractor hood over, Neff oven and microwave grill. Having modern tiled flooring and ceiling spotlights throughout, the dining area includes attractive bi-fold doors giving direct access to the rear garden and creating an enviable summer entertaining space.



### **DINING/SNUG/OFFICE 10'7" x 8'3" max**

Located to the front of the property this versatile room is currently utilised as a playroom/music room but offers a variety of potential uses depending on needs including a formal dining room, snug or ideal home office for those looking to work from home.



### **FIRST FLOOR LANDING**

A turned staircase ascends from the hallway to the first floor landing having halfway landing with obscure glazed side window, having a useful airing cupboard housing gas combination boiler affording useful airing and storage space. A loft hatch with fold down ladder gives access to a useful part boarded loft space.



### **BEDROOM ONE 9'11" x 12'4" max**

A stunning principal bedroom having two fitted double wardrobes providing storage and hanging space, a light and airy room courtesy of the two front facing windows. Having neutral and modern decor a door leads through to the en-suite shower room.



**EN SUITE 4'9" x 7'5" approx**

Positioned off the main bedroom, this modern en-suite is furnished with a three piece white suite including a shower cubicle housing a rainfall shower, hand wash basin with vanity storage beneath, low level W.C. Having full contemporary tiled walls and flooring, recessed spotlighting and obscure glazed window to the side.



**BEDROOM TWO 10'1" x 10'7" max**

A second generous double bedroom having a good amount of space for furniture and a rear facing window overlooking the garden.



**BEDROOM THREE 9'5" x 10'7" max**

Another generously proportioned double bedroom being bright and spacious with rear facing window and door leading to landing.



**BEDROOM FOUR 8'9" x 9'0" max**

Positioned to the front of the property this well presented room would be ideal as a bedroom, study or dressing room depending on requirements and includes contemporary decor, window to the front and door to landing.



### **HOUSE BATHROOM 4'10" x 7'5" max**

A contemporary house bathroom furnished with a modern three piece white suite with contrasting full slate effect tiled walls and flooring including panelled bath with shower over and fitted screen, hand wash basin with vanity unit beneath, low level wc, recessed spotlighting to ceiling, fitted vertical towel rail radiator and obscure glazed window to the side.



### **REAR GARDEN**

To the rear the property enjoys a generous enclosed garden space ideal for al fresco dining with access to the side with attractive fenced and hedged boundaries, paved patio seating area leading directly from the dining kitchen, large lawn which continues to the side and further upper paved patio offering further outside seating.



### **FRONT, GARAGE AND PARKING**

To the front of the property is a double width driveway providing multi-vehicle parking with small lawn and attractive hedged boundary. Access from the driveway leads to a single integral garage with up and over door, power, lighting and plumbing for washing machine.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band D

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 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.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas

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.

## **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.

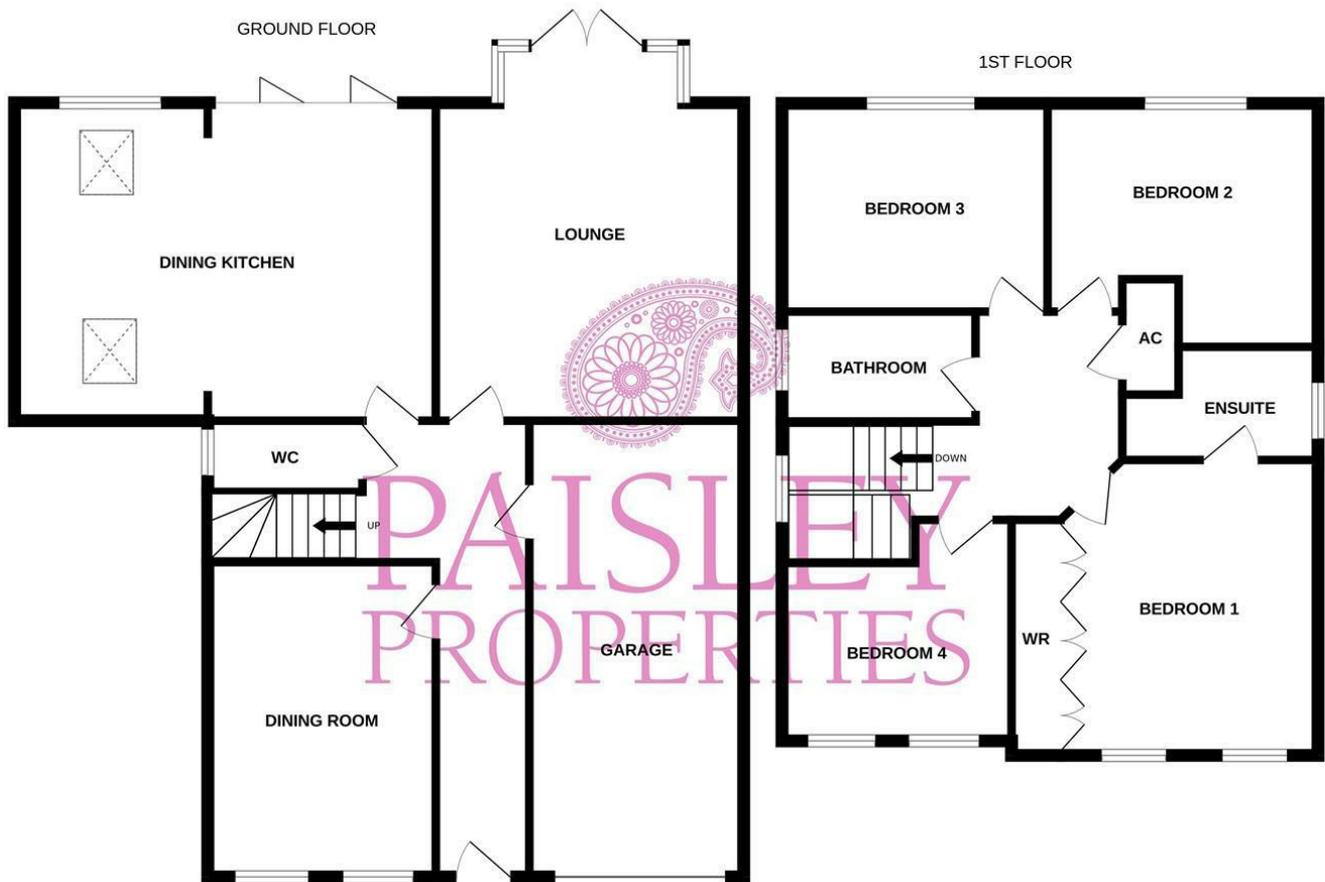
## **MORTGAGES**

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.

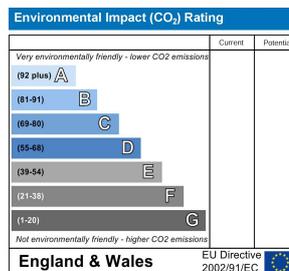
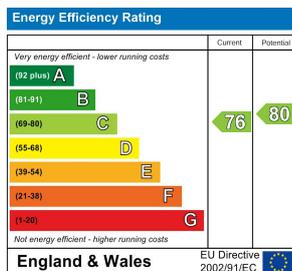
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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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