



2 Peace Hall Drive, Fenay Bridge, Huddersfield, HD8 0BP  
Offers In The Region Of £285,000

**bramleys**

This extended 4 bedroom detached family home offers deceptive accommodation over 2 floors and is offered for sale with VACANT POSSESSION & NO VENDOR CHAIN. Requiring a programme of refurbishment which has been reflected within the asking price and having accommodation comprising: entrance hall, lounge, kitchen, conservatory and sitting room, first floor 4 bedrooms and a modern tiled 3 piece bathroom. Outside there is a garden to the front, shared driveway and single garage to the side and decking to the rear. Conveniently located for access to well regarded local schooling and an array of amenities in the nearby village of Lepton.

Energy Rating: D



## GROUND FLOOR:

### Entrance Hall

A uPVC/glazed entrance door gives access to the hallway which has a staircase rising to the first floor with understair store which houses the boiler. Also having a central heating radiator part panelled walls.

### Lounge

14'7 x 13'4 (4.45m x 4.06m)

A good size room with limestone fireplace and coal effect gas fire, there is a central heating radiator and a uPVC leaded double glazed window.

### Kitchen

21'3 max x 8'4 (6.48m max x 2.54m)

The kitchen has a range of wall and base units with working surfaces over, there is space for a gas Range style cooker with extractor hood over, stainless steel sink unit, plumbing for dishwasher and washing machine, space for a tall fridge freezer, tiled flooring, chrome ladder style radiator and sliding patio doors to the conservatory. The kitchen also has an external uPVC door.

### Conservatory

18'8 x 7'0 (5.69m x 2.13m)

The conservatory has tiled flooring, a central heating radiator and is uPVC in construction.

### Sitting Room

14'6 x 12'4 (4.42m x 3.76m)

This additional reception room has a feature exposed brick chimney breast with stove, wall light points, wood flooring, a central heating radiator and uPVC double glazed windows to the front and rear. There is also a uPVC door to the front.

## FIRST FLOOR:

### Landing

The landing has access to the loft, a built in cupboard and uPVC double glazed window to the side.

### Master Bedroom

12'5 to robe doors x 12'2 (3.78m to robe doors x 3.71m)

A spacious double bedroom which has fitted pine wardrobes to one wall, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'7 x 11'4 (3.53m x 3.45m)

Another good double room also with fitted wardrobes and drawers, a central heating radiator and a uPVC double glazed window.

### Bedroom 3

10'8 to robe doors 12'6 max x 7'7 (3.25m to robe doors 3.81m max x 2.31m)

This room has a central heating radiator and a uPVC double glazed window.

### Bedroom 4

8'3 max x 7'9 max (2.51m max x 2.36m max)

This L shaped room has a central heating radiator and a uPVC double glazed window.

### Bathroom

Having a modern suite comprising bath with overhead rainfall shower and separate hand shower attachment, vanity unit with wc and wash hand basin with storage beneath, tiled walls, chrome towel radiator and uPVC double glazed window.

## OUTSIDE:

To the front of the property is a gravelled garden with planted borders and a shared driveway to the side leading to a single garage. A gated path down the side leads to the timber decked rear garden.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield on the A629 Wakefield Road passing through the traffic lights at Aspley, Moldgreen and Dalton and approaching the traffic lights at Waterloo, stay in the left hand lane and go straight ahead which then becomes the A642 Wakefield Road. Take a right hand turning into Fenay Bridge Road and then the first left into Peace Hall Drive where the property can be found.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

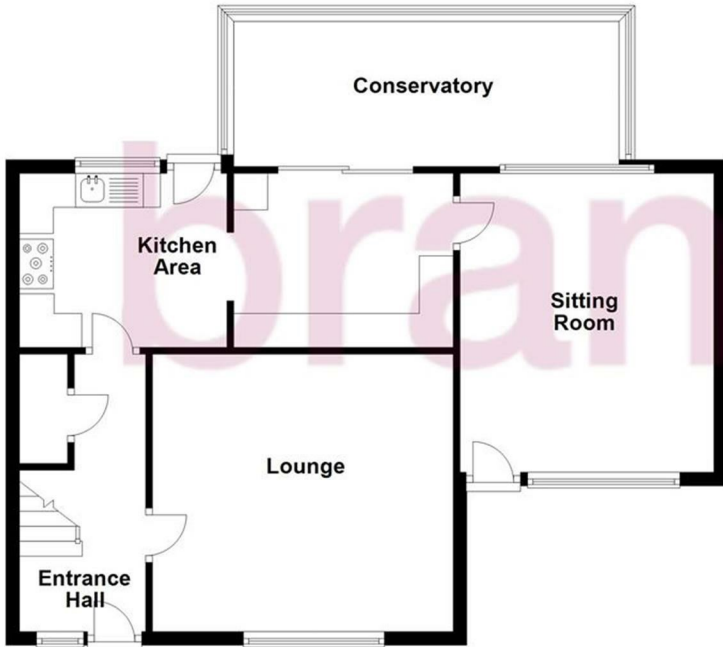




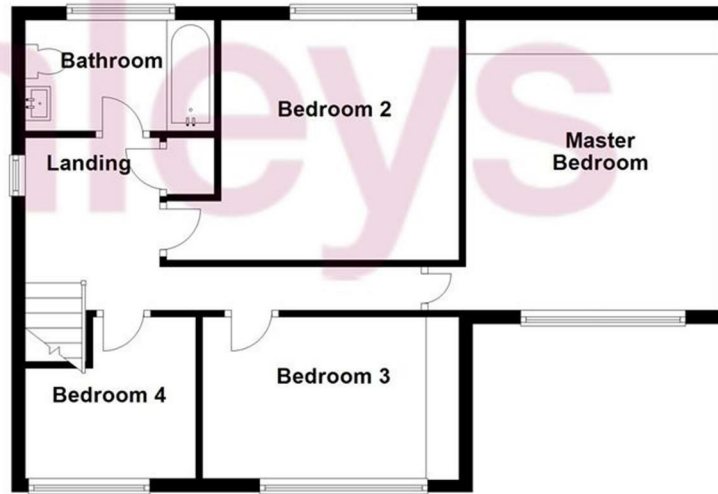
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Ground Floor



### First Floor



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

BUYERS SHOULD SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.

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