



9 Whitegates Grove, Fenay Bridge, Huddersfield, HD8 0BW

Asking Price £425,000

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This detached 3 bedroom property is tucked away on a quiet cul de sac, enjoying lovely views over the Woodsome Valley. Occupying an elevated position with private gardens and deceptive accommodation comprising on the ground floor: entrance hallway with built in storage, W.C, dining hall, conservatory, generous size lounge/diner, breakfast kitchen, 2 double bedrooms both with en suites. The first floor has a further double bedroom, study, shower room and lots of built in/eaves storage. The lower ground floor has a useful summer kitchen/utility, W.C and double garage. Externally there are front and rear lawned gardens and a large gated driveway for multiple vehicles. Convenient for rural countryside walks and an array of amenities nearby, an early viewing is encouraged to appreciate the size and location of this detached property.

Energy Rating: D





GROUND FLOOR:

Enter the property via a timber glazed door.

Entrance Hall

This spacious entrance hallway has built-in storage cupboards and doors leading to the lounge, kitchen, WC and two bedrooms. An opening leads through to the dining hall and a spiral staircase ascends to the first floor landing and descends to the lower floor.

Dining Hall

11'10" x 8'0" (3.61m x 2.44m)

A great space for entertaining, this family sized dining hall has plenty of space for a dining table, chairs and freestanding furniture and an opening leads through to the conservatory.

Conservatory

13'2" x 9'4" (4.01m x 2.84m)

An excellent addition to this family home, which provides the perfect place to enjoy views over the rear garden via the French doors.

Lounge/Dining Area

18'10" x 21'6" (5.74m x 6.55m)

This generous, light and airy room takes full advantage of the elevated views over Woodsome Valley and Castle Hill from the large dual aspect windows. There is a feature marble fireplace and hearth housing an electric fire and a door leads through to the kitchen.

Breakfast Kitchen

11'9" x 11'9" (3.58m x 3.58m)

Positioned to the rear of the property, the kitchen offers a range of wall and base units with complimentary roll top work surfaces, useful breakfast bar with hatch opening to the dining hall, tiled splash backs and composite sink and drainer. There is a large side facing window with views, and an external door leads out to the rear garden. As well as space for a fridge freezer, freestanding cooker and plumbing for a washing machine.

Cloakroom/WC

Being accessed off the entrance hallway. The room is fully tiled with a white suite and includes a hand wash basin and WC.

Master Bedroom

12'6" x 13'6" (3.81m x 4.11m)

Located to the front of the property, this generous double bedroom benefits from a large bank of built-in wardrobes, drawers, and over head storage. The front facing window overlooks the front garden with pleasant aspect beyond. A door leads through to the en suite.

En suite Bathroom

This attractive en-suite is furnished with a 4 piece suite which comprises of a corner shower cubicle with glass curved screen, corner bath, pedestal hand basin and low flush WC. The room is fully tiled, has spotlights to the ceiling and obscure glazed window to the side.

Bedroom 2

12'9" x 8'11" (3.89m x 2.72m)

A second double bedroom which is located at the rear of the property. The room has fitted overhead storage, wardrobes, dressing table and a rear facing window overlooking the garden.

En suite Shower Room

Comprising of a 3 piece suite including a corner bath with shower attachment, pedestal hand wash basin, low level WC, fully tiled walls, ceiling spotlights and useful storage cupboard.

FIRST FLOOR:

Landing

From the entrance hallway a spiral staircase ascends to the spacious first floor landing with Velux window, space for freestanding furniture, under eaves storage cupboards and doors lead through to the study, shower room and bedroom 3.

Bedroom 3

11'7" x 10'4" (3.53m x 3.15m)

A good sized double bedroom, which is located to the rear of the property and has fitted furniture.

Shower Room

Neatly tucked into the eaves, is this 3 piece shower room comprising of a shower cubicle with glass screen, pedestal hand wash basin and low flush WC. The room is also fully tiled.

Study

6'10" x 5'7" (2.08m x 1.70m)

Currently used as a study, but could be utilised as a dressing room subject to requirements.

LOWER GROUND FLOOR:

Additional Kitchen/Utility

11'11" x 11'11" (3.63m x 3.63m)

Positioned on the lower ground floor and opening onto the double garage. This second kitchen and utility area offers a wide range of wall and base units with work surfaces, stainless-steel sink with mixer tap and built-in double oven. There is also space for a freestanding fridge/freezer and other appliances if required. There is a large window to the side elevation.

Separate WC

Comprising of a low flush WC, wash basin and housing the central heating boiler.

Double Garage

19'0" x 15'10" min / 21'6" max (5.79m x 4.83m min / 6.55m max)

This double garage has an electric up and over door to the front, an additional personal door and access to the separate WC. The garage is open to the second kitchen/utility.

OUTSIDE:

You enter the large gated driveway which has room for multiple vehicles. Steps ascend to a front lawned garden and patio area with space for outdoor furniture. The rear garden can be accessed via both sides of the house and also leads off the kitchen and conservatory. There is a patio area ideal for entertaining outside, barbecues and a large lawn enclosed with shrubs, raised flowerbeds and hedges offering a good degree of privacy.

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 via Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. At the Waterloo traffic lights, bear right onto the A629 Penistone Road. Continue along this road and upon reaching Fenay Bridge turn left onto Whitegates Grove, bear right and the property can be found at the end of the cul-de-sac.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

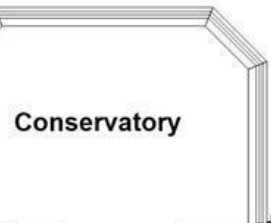
ONLINE CONVEYANCING SERVICES:

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.

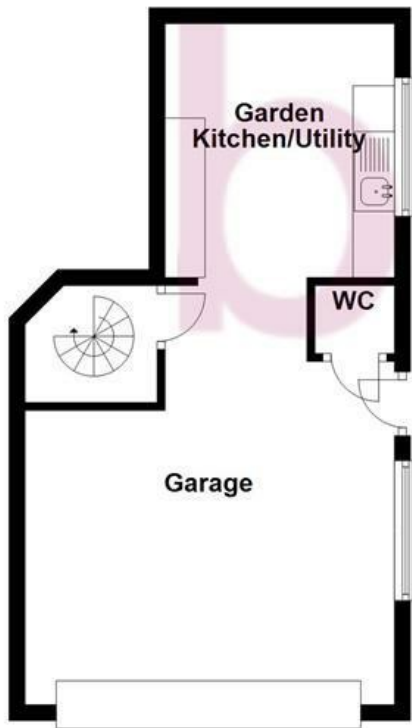




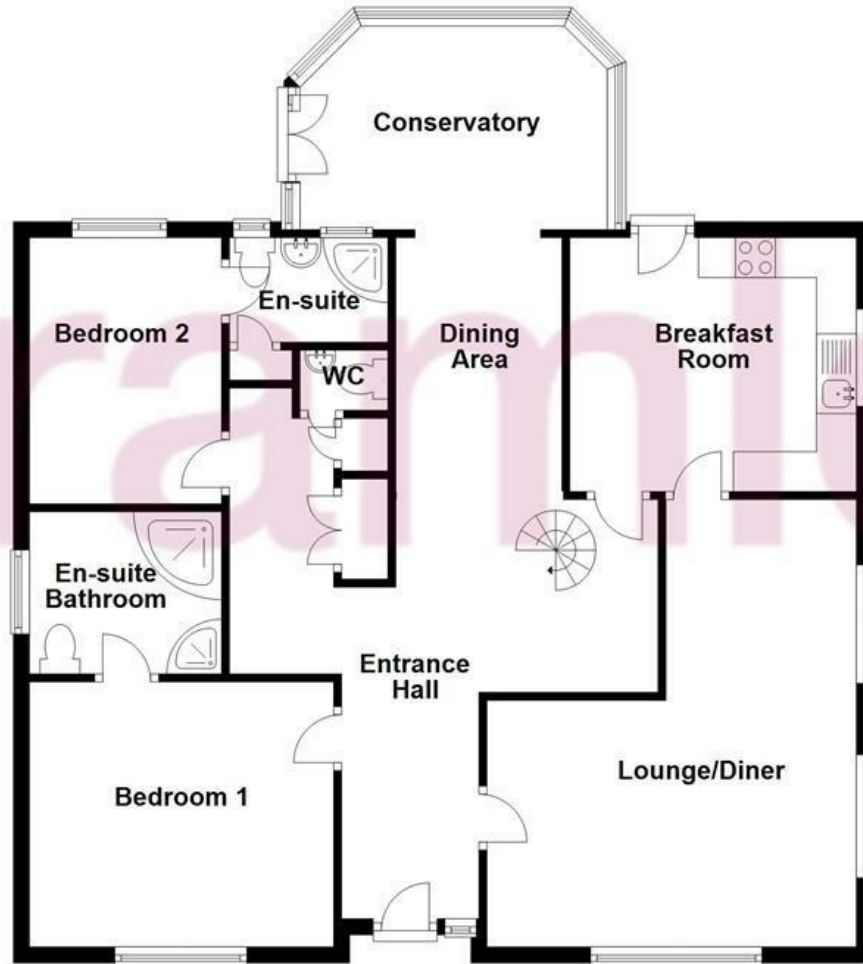
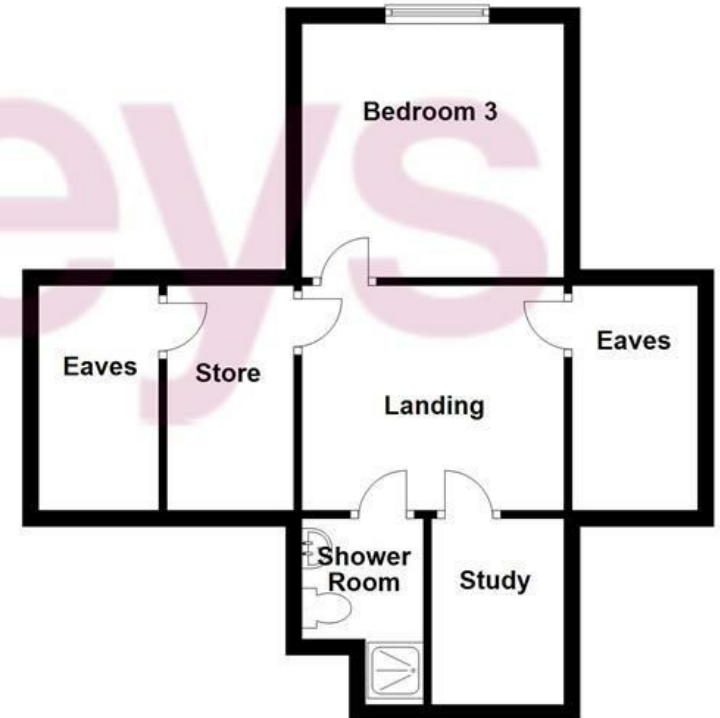
Ground Floor

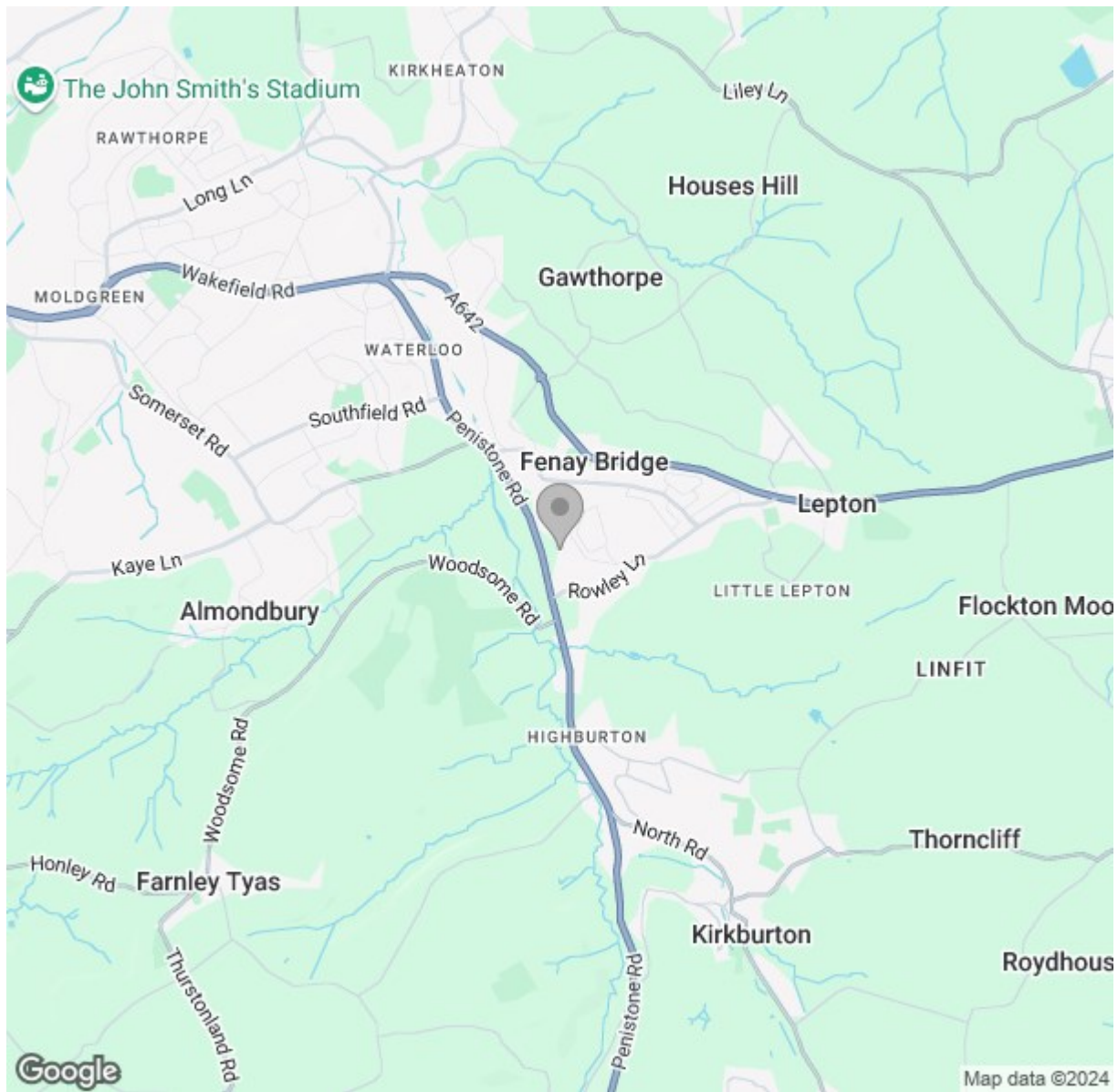


Lower Ground Floor



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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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