



69 Penistone Road, Fenay Bridge, Huddersfield, HD8 0JS  
£220,000

bramleys



## NO UPPER CHAIN

Situated on a good sized plot, with gardens to 3 sides is this 3 bedroom, semi-detached family home. Providing off road parking to the rear for 3/4 vehicles, a detached garage and well proportioned gardens to the front and side. This property would ideally suit those with a young and growing family. Offering further potential to extend to the side (subject to any necessary planning consents), the property is ideally placed within Fenay Bridge, with access to local amenities, well regarded local schooling and Huddersfield town centre.

An early viewing is strongly encouraged to appreciate the size, position and potential this property has to offer. With accommodation briefly comprising:- entrance hall, lounge, dining kitchen, first floor landing, 3 bedrooms and modern bathroom.

Energy Rating: D



## GROUND FLOOR:

Enter the property through a uPVC external door into the entrance hall.

### Entrance Hall

With stairs elevating to the first floor and doors providing access to the lounge and dining kitchen.

### Lounge

12'10" max x 12'5" (3.91m max x 3.78m)

This good sized reception is positioned to the front of the property and is fitted with a gas fire set into a timber surround and mantel, a uPVC double glazed bay window, ceiling coving and a central heating radiator.

### Dining Kitchen

18'9" max / 12'5" min x 11'11" max / 8'8" min (5.72m max / 3.78m min x 3.63m max / 2.64m min)

Fitted with a range of wall, drawer and base units with laminate work surfaces over. There is a stainless steel sink with side drainer and mixer tap, 2 uPVC double glazed windows, uPVC door to the side elevation, space for a washing machine, built-in electric oven with 4 ring electric hob and overhead extractor, tiled splashbacks, wood effect laminate flooring and a central heating radiator.

## FIRST FLOOR:

### Landing

### Bedroom 1

12'10" x 11'7" (3.91m x 3.53m)

This good sized master bedroom is fitted with wardrobes to either side of the chimney breast, a central heating radiator, ceiling coving and a uPVC double glazed window.

### Bedroom 2

11'11" x 11'7" (3.63m x 3.53m)

With a uPVC double glazed window, ceiling coving and a central heating radiator.

### Bedroom 3

9'6" x 6'11" max (2.90m x 2.11m max)

A single bedroom which is fitted with a central heating radiator, ceiling coving and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower over. There are part tiled walls, a uPVC double glazed window and a chrome ladder style heated towel rail.

## OUTSIDE:

The property has good sized lawned gardens to the front and side, together with ample off road parking to the rear for 3/4 vehicles. There are walled boundaries, a detached single garage and mature shrubs to the front and rear.

## 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 (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo take the right hand lane into Penistone Road. Proceed past Morrisons supermarket on the left hand side. Continue along the main road, passing Harveys Bar and Kitchen on the left hand side and after approximately half a mile prior to the turning for Rowley Lane, the property can be found on the left hand side identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## MORTGAGES:

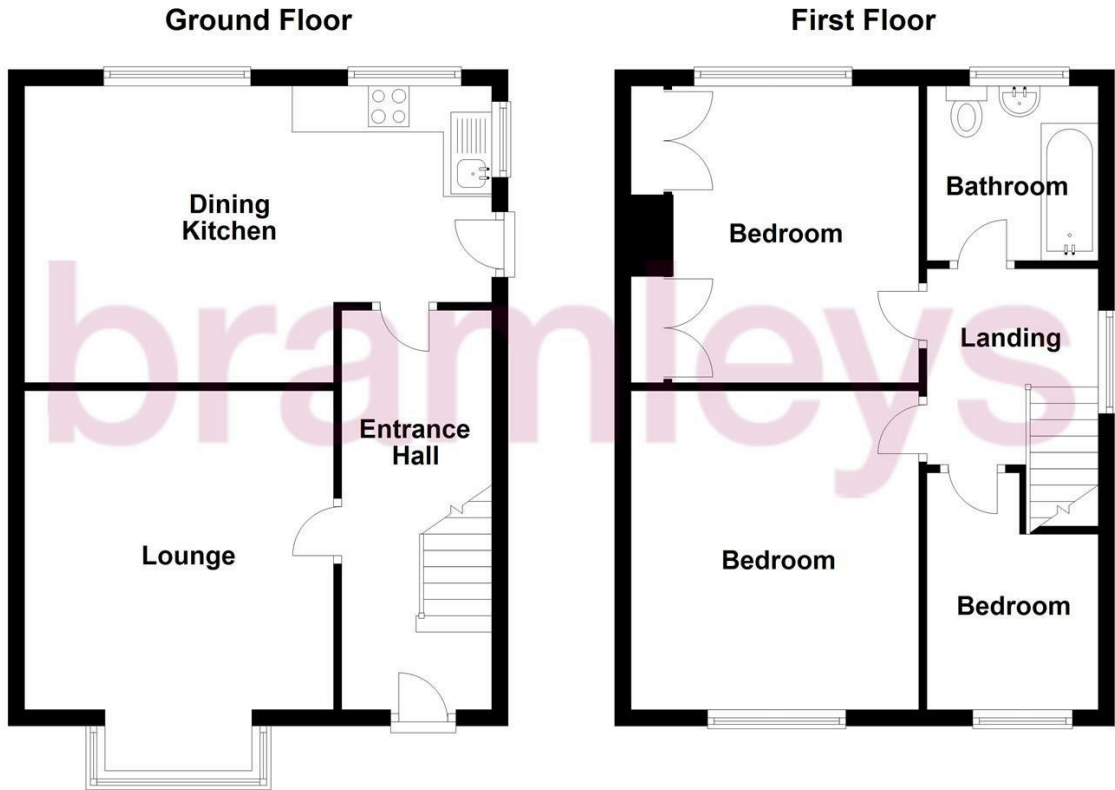
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







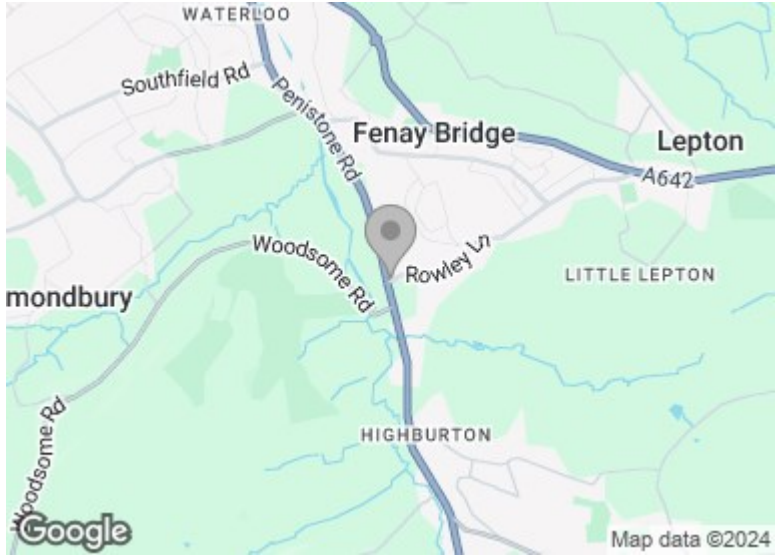
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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:

- 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.
- 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



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