



5 Tithefields, Fenay Bridge, Huddersfield, HD8 0FX  
£315,000

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This beautifully presented 4 bedroomed end town house boasts a fantastic conversion of the integral garage which now provides additional reception space being open plan to the quality fitted kitchen, ideal for a growing family who require additional living space. The modern kitchen is a real feature of this home having quartz work tops, breakfast bar, Neff integrated appliances and an array of fitted storage. The bathrooms and ground floor WC have also been upgraded and replaced with quality suites and tiling. Outside there is parking to the front and garden to rear. Occupying a cul-de-sac position on this sought after development with excellent amenities at nearby Waterloo, including a retail park and Morrisons Supermarket. Located approximately 3 miles from Huddersfield town centre and commutable to West and South Yorkshire business centres.

Energy Rating: C









## GROUND FLOOR:

Enter the property through a composite external door.

### Entrance Hall

This bright and welcoming entrance hall has LVT vinyl flooring, a door accessing the ground floor WC and a further door through to the kitchen.

### Cloakroom/WC

Being fitted with a modern two piece suite comprising low flush WC and a wash hand basin. There is tiling to the walls.

### Breakfast Kitchen

16'10 max (14'9 to cupboard doors) x 12'10 max (5.13m max (4.50m to cupboard doors) x 3.91m max)

The kitchen is equipped with an excellent range of quality wall and base units with quartz work surfaces, breakfast bar and concealed feature lighting. Integrated appliances include a full height fridge and freezer, 5 ring gas hob with extractor above, Neff Pyrolytic (self cleaning)

double oven, Neff dishwasher, composite sink with Blanco mixer tap and AEG washing machine. Also having a uPVC double glazed window overlooking the rear garden and a glazed external door with 'perfect fit' blind. The kitchen is open plan to the sitting room which provides the perfect place to entertain, being large enough to be utilised as a dining room if required.

### Sitting Room

17'0 x 9'1 (5.18m x 2.77m)

This lovely addition to this family home, originally being the integral garage and now providing additional living space ideal for a growing family. Having a contemporary media wall with built-in Celsi electric fire and display shelving with feature lighting. There are LED spotlights to the ceiling, a central heating radiator in anthracite grey and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

Having a central heating radiator and staircase leading to the second floor.





## Lounge

16'10 x 10'1 (5.13m x 3.07m)

A generous reception room which extends across the full width of the property with electric fire, a central heating radiator and two uPVC double glazed windows.

## Bathroom

This luxurious suite has a Whirlpool Jacuzzi bath with chromotherapy lighting, vanity sink unit and a low flush WC. There is tiling to the walls and floor, a feature chrome radiator and built-in TV.

## Bedroom 3

8'7 x 10'0 (2.62m x 3.05m)

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

## Bedroom 4

9'9 x 8'1 (2.97m x 2.46m)

This bedroom is currently used as a study. Fitted with a central heating radiator and uPVC double glazed window.

## SECOND FLOOR:

### Landing

The landing has access to the loft via a hatch and a built-in boiler cupboard. We are informed the loft is partially boarded for storage.

## Master Bedroom

14'9" excluding wardrobes (16'10" max) x 10'1" (4.50m excluding wardrobes (5.13m max) x 3.07m)

A generous double room which is positioned to the front of the house and has access to an en-suite shower room. This room has 6 door fitted wardrobes to one wall, a central heating radiator, TV aerial point and a uPVC double glazed window.

## En suite Shower Room

Another lovely modern suite furnished with a shower enclosure, low flush WC and a wash hand basin. There is a central heating radiator and tiling to the walls and floor.

## Bedroom 2

16'10 x 10'3 (5.13m x 3.12m)

Also having 6 door fitted robes to one wall, TV aerial point, a central heating radiator and a uPVC double glazed window.





## OUTSIDE:

To the front is a driveway providing off road parking and lawned section. A gated path down the side leads to the rear garden which had a flagged patio and lawn, timber garden shed and fencing. There is access to an external double electric socket and water tap.

## 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). Continue through the traffic lights at Aspley, Moldgreen and Dalton and at the traffic lights at Waterloo bear right onto Penistone Road. Continue along Penistone Road and take a left hand turn onto Station Road. Take the left hand turning onto Thorgrow Close which is Fenay Bridge Park. Continue straight ahead at the roundabout, and turn right onto Tithefields.

## TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## 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.











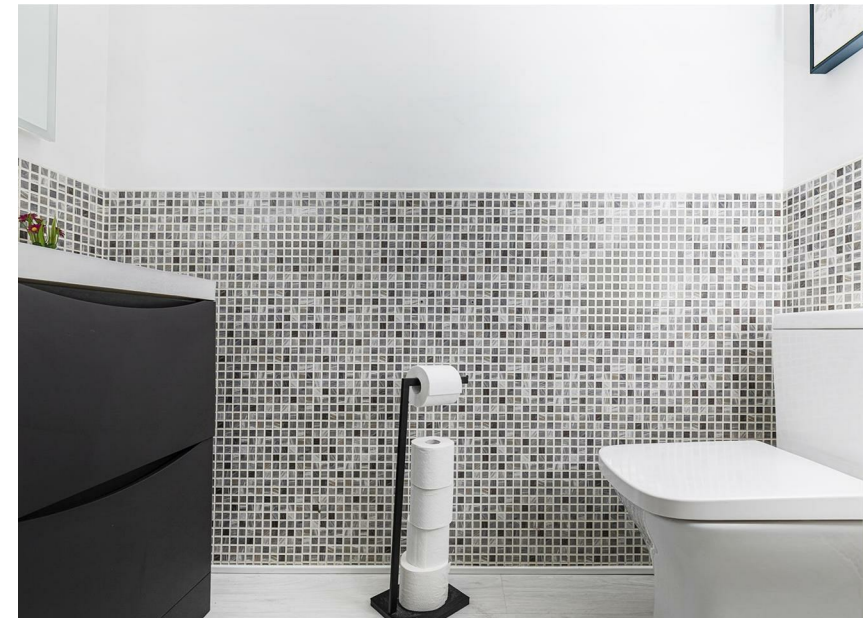
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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:

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



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