



6 Woodsome Park, Fenay Bridge, Huddersfield, HD8 0JW
£595,000

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This lovely well maintained 4 bedroom detached family home enjoys a quiet cul-de-sac location. Set on a larger than average plot, it provides well maintained and established gardens to three sides which are a real feature of the property and provide a good level of privacy to rear. Having ample off road parking via the resin driveway and attached garage. The accommodation ideally suits a growing family and comprises:- entrance hall with cloakroom/WC, spacious lounge, dining room, conservatory, quality fitted kitchen and utility room. At first floor there are 4 bedrooms with the master bedroom having a dressing area and en-suite shower room, house bathroom and office.

Enviably located and being well served by local amenities including well regarded schools and convenient for walks within open countryside, this property really needs to be viewed to fully appreciate.

Energy Rating: C





GROUND FLOOR:

Enter the property through an external door with glazed side panel.

Entrance Hall

This welcoming entrance hall has a central heating radiator, laminate flooring, staircase rising to the first floor and twin glazed doors to the dining room. There is also access to a cloakroom/WC.

Lounge

22'2" x 12'5" (6.76m x 3.78m)

A spacious reception room with double aspect, double glazed windows to the front and rear elevations both of which overlook the lawned gardens. This room also has a limestone fireplace with coal effect gas fire, 2 central radiators and wall light points.

Kitchen

14'4" max x 16'7" max (4.37m max x 5.05m max)

This L shaped kitchen is fitted with an array of quality wall and base units with granite work surfaces over, integrated appliances include electric oven with microwave/grill, gas hob with extractor hood over, dishwasher, full height refrigerator and sink with mixer tap. There is also a pull out larder, a tall wall mounted radiator, uPVC double glazed windows to the side and rear. and an internal access door which leads into the garage.

Dining Room

13'5" x 10'2" (4.09m x 3.10m)

Having laminate flooring, wall light point and a central heating radiator. The dining room gives access to the conservatory.

Conservatory

12'0" x 11'6" (3.66m x 3.51m)

A lovely addition to the property, this uPVC double glazed conservatory has laminate flooring with under floor heating, fitted blinds and a sliding door to the side, which leads out onto the rear garden.

Utility Room

7'1" x 6'5" (2.16m x 1.96m)

This utility room is an absolute must for a family home of this size, with additional sink and fitted storage cupboards. There is space/plumbing for a washing machine and dryer, together with a central heating radiator and external uPVC stable door to the rear.



Cloakroom/WC

Having tiling to the walls and floor. The cloakroom is furnished with a 2 piece suite comprising low flush WC and a hand wash basin. There is also a central heating radiator and uPVC double glazed window.

FIRST FLOOR:

Landing

The landing has an arched uPVC double glazed window.

Master Bedroom

17'11" x 16'7" (5.46m x 5.05m)

This generous double bedroom has a fitted dressing table with matching drawers and dressing area with a bank of floor to ceiling fitted wardrobes to both sides. This room also has a central heating radiator and uPVC double glazed window.

En suite Shower Room

A spacious en suite with full tiling to the walls. The en suite is furnished with a walk-in shower with glass screen, low flush WC and a vanity sink unit. There is also a modern wall mounted radiator in anthracite grey and a uPVC double glazed window.

Bedroom 2

12'5" x 12'0" (3.78m x 3.66m)

Another good double room which has fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 3

10'2" x 9'9" (3.10m x 2.97m)

A further double room which has a central heating radiator and a uPVC double glazed window.

Bedroom 4

9'9" x 8'9" (2.97m x 2.67m)

Having a central heating radiator and a uPVC double glazed window with fitted blind.

Office

6'6" x 6'5" (1.98m x 1.96m)

Having a central heating radiator and uPVC double glazed window with fitted blind.

Bathroom

Having tiling to the walls and furnished with a walk-in shower shower, his/her twin sinks with extensive fitted storage beneath, a low flush WC, and a bath with mixer tap and separate hand shower attachment. This room also has a uPVC double glazed window.

OUTSIDE:

To the front, there are shaped lawns with mature trees and hedges, together with a resin driveway which provides ample off road parking for a number of vehicles. The driveway then provides access to the attached garage There is a further lawned garden to the side and rear with established borders which have a variety of plants, shrubs and small trees. There are two flagged patio areas which provide a good degree of privacy and provide an ideal space to entertain.

Garage

20'6" x 16'8" (6.25m x 5.08m)

With internal power and lighting. The garage has a roller door to the front, houses the central heating boiler, has two double glazed windows, internal access from the kitchen and a separate external door.

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 and continue along this road. Turn left into Rowley Lane (B6433) and then the first right onto Woodsome Park where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

F

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.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Floor 0



Floor 1

Approximate total area^m

202.8 m²

2184 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
92 plus)	A			
(81-91)	B			81
(69-80)	C		72	
(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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