



20 Rowley Hill, Fenay Bridge, Huddersfield, HD8 0JF  
Offers Over £150,000

bramleys





## NO UPPER CHAIN - POTENTIAL TO CREATE A SUPERB COTTAGE PROPERTY

This deceptively spacious 3 bedroom cottage, provides plenty of character features including exposed brick fireplace, stone mullion windows, exposed stone walls and ceiling beams.

Situated in the highly sought after village of Lepton, the property would ideally suit those seeking a project, with character features throughout, the property would benefit from some modernisation to provide a good sized family property.

With accommodation comprising:- Lounge with snug area, ground floor bedroom, dining room, kitchen and wet room/WC. To the first floor there is a master bedroom with dressing area, additional bedroom/home office and 3 piece bathroom. Throughout the property there is ample storage space and externally there is the added benefit of gardens to both front and rear, together with off road parking.



## GROUND FLOOR:

### Lounge with Snug Area

23'5" x 17'0" plus 9'3" x 9'11" (7.14m x 5.18m plus 2.82m x 3.02m)

This spacious L-shaped reception room has a superb feature exposed brick fireplace with inset multi-fuel stove, together with timber beams to the ceiling and a feature exposed stone wall. There are also 2 central heating radiators, uPVC double glazed window to the front elevation, uPVC double glazed window to the side elevation and a window into the rear porch. There is a door which accesses a useful store cupboard and further door leading down to the lower ground floor cellar.

### Bedroom

8'1" x 13'4" (2.46m x 4.06m)

Having a central heating radiator, useful built-in wardrobes with hanging and shelving space, and a uPVC double glazed window to the front elevation. There are feature beams to the ceiling also.

### Inner Hallway

Having a window to the front elevation and stairs which lead up to the first floor landing.

### Dining Room

12'2" x 15'6" max (3.71m x 4.72m max)

With mantel and hearth, 3 windows to the front with stone mullions, a feature slim vertical window, central heating radiator and useful understairs storage cupboard.

### Kitchen

13'0" max x 19'4" max (3.96m max x 5.89m max)

Fitted with a range of wall, drawer and base units, laminate work surfaces and splashbacks, 1.5 bowl sink unit, central heating radiator and space/plumbing for a washing machine or dishwasher. There is space for a Range style cooker, a uPVC double glazed window overlooks the rear garden and a door leads through to the rear porch.

### Inner Hallway

With door giving access to the cloakroom/WC and further door into the porch.

### Wet Room/WC

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and shower. There is full tiling to the walls and floor, and a uPVC double glazed window to the rear elevation.

### Rear Porch

Having a uPVC double glazed window to the rear elevation and a further door which accesses a further inner hallway/store room.

### Store Room

5'6" x 5'1" (1.68m x 1.55m)

A door gives access to the lounge.

## LOWER GROUND FLOOR:

### Cellar

Providing additional storage space.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the rear elevation, a central heating radiator and access to the loft via a ceiling hatch.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is also a central heating radiator, tiled splashbacks and a uPVC double glazed window to the rear elevation.





### Bedroom

12'11" x 9'5" (3.94m x 2.87m)

Having a central heating radiator and twin uPVC double glazed windows to the front elevation. There is also a useful dressing area (6'5" x 7'0") which has space for wardrobes and drawers.

### Bedroom/Office

6'2" x 8'0" (1.88m x 2.44m)

Having a built-in wardrobe and uPVC double glazed window to the front elevation.

### OUTSIDE:

To the front of the property there is a stone flagged pathway which leads up to the front door and a low maintenance lawned garden with shrub and walled boundaries. To the rear of the property there is a tiered garden, with a flagged path which leads to the side of the property and down to the front. Steps lead up to an area where there is hardstanding for a shed and a gate which gives access to off road parking.

### BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642) passing through the traffic lights at Aspley and upon reaching the traffic lights at Moldgreen proceed straight along Wakefield Road staying in the right hand lane when approaching the traffic lights at Waterloo. Proceed along Penistone Road passing Morrisons supermarket on the left hand side and proceed along this road. After approximately 2 miles take a left hand turning onto Rowley Lane. Proceed up Rowley Lane approximately half a mile taking the left hand turning onto Rowley Hill and continue around to the left. The property will be found after a short distance on the right hand side, clearly identified by the Bramleys Auction board.

### TENURE:

Leasehold

999 years from 1 November 1909

Ground Rent: £3s.4d

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 bidding on the property.

### 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:

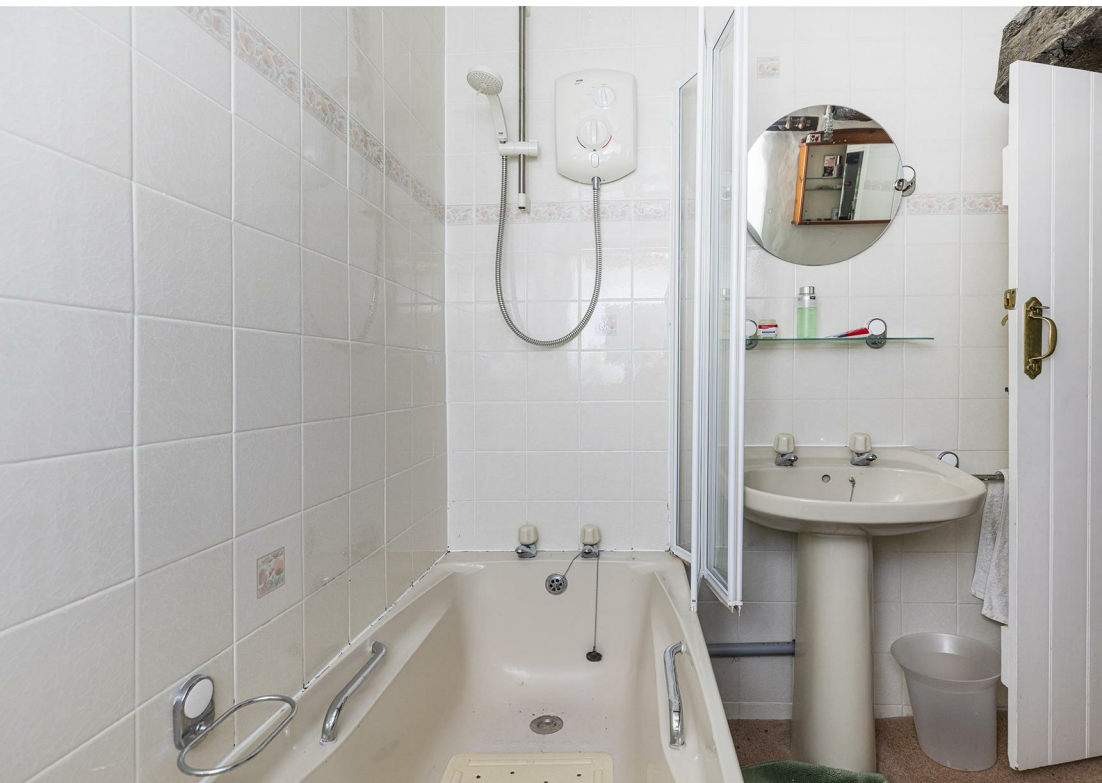
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

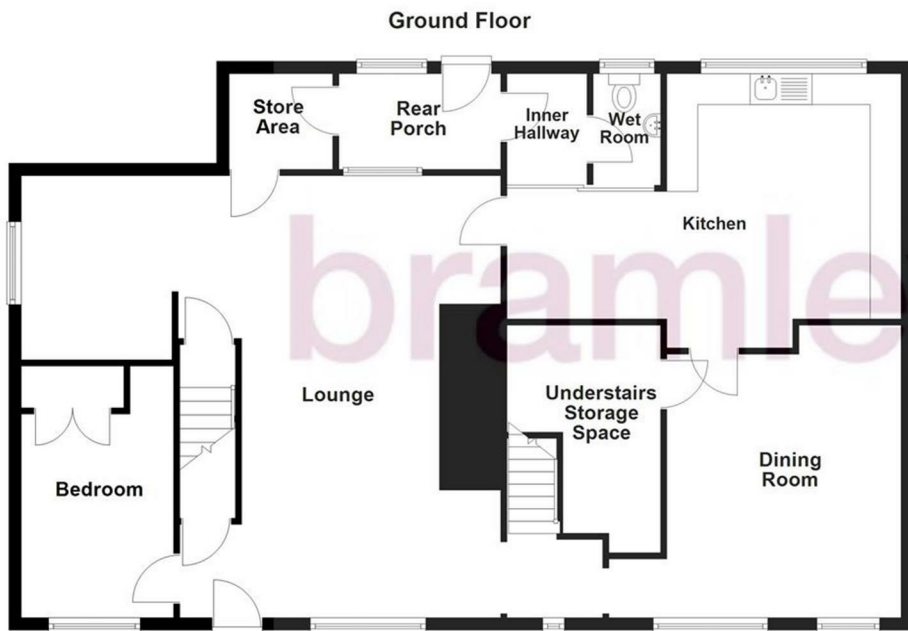
Please call our office to book a viewing on 01484 530361.











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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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