



89 Station Road, Fenay Bridge, Huddersfield, HD8 0DE
£475,000

bramleys

This picturesque 4 bedroomed, stone built, detached property is situated in the highly desirable residential area of Fenay Bridge. Set onto a generous plot with spacious gardens and parking area to the rear, the property has been extended from its original form by way of a conservatory. Featuring 4 bedrooms with ensuite facilities and dressing room to the master bedroom, the property would make an ideal purchase for those with a young and growing family. Benefitting from gas fired central heating and uPVC double glazing, the property is situated within a short distance of popular local schooling, direct bus routes and countryside walks. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: D





GROUND FLOOR:

Enter the property via a timber and glazed entrance door with sealed unit and coloured glass panels into:-

Entrance Porch

Where there is Quarry tile flooring and 2 uPVC double glazed windows. A timber and glazed access door leads to the main entrance hall.

Entrance Hall

There is stripped and stained floor boarding, exposed ceiling beams and a central heating radiator.

Cloakroom

Furnished with a 2 piece white suite comprising low flush toilet and hand wash basin with chrome mixer taps. There is also part tiled walling and fully tiled floor, a central heating radiator and uPVC double glazed window.

Lounge

18'0" x 16'8" (5.49m x 5.08m)

A spacious lounge featuring exposed ceiling beams, a central heating radiator, 2 uPVC double glazed windows, 3 wall light points and a gas and coal effect living flame fire set onto a tiled hearth and back cloth with a marble fire surround and mantle.

Dining Room

12'7" x 12'8" (3.84m x 3.86m)

This spacious dining room has uPVC double glazed windows to front and side, a central heating radiator, stripped and stained floor boarding, exposed ceiling beams, a gas and coal effect living flame stove recessed into a fireplace with heavy stone cheeks and mantle.

Breakfast Kitchen

27'5" x 8'4" (8.36m x 2.54m)

Comprising a range of matching modern high gloss floor and wall units with granite working surfaces and upstand. There are a range of integrated appliances including 5 ring gas hob with split level oven and grill, integrated microwave, integral fridge and a twin bowl sink unit with mixer taps and granite drainer. There are also 4 uPVC double glazed windows.





Utility Room

10'11" x 7'8" (3.33m x 2.34m)

Fitted with base and wall cupboards, a stainless steel sink unit with mixer taps and side drainer, plumbing for washing machine, a combination central heating boiler and an access door leading to the integral garage/workshop.

Conservatory

9'7" x 8'10" (2.92m x 2.69m)

Peacefully situated to the rear of the property and having uPVC double glazed windows to 3 sides and French doors leading directly onto the rear gardens.

Garage/Workshop

12'8" x 11'10" (3.86m x 3.61m)

With up and over door.

LOWER GROUND FLOOR:

An access door from the inner hallway leads to the lower ground floor vaulted keeping cellar with Yorkshire stone flagged flooring and power and light points.

FIRST FLOOR:

Landing

There is a central heating radiator, exposed ceiling beam and uPVC double glazed window.

Master Bedroom

17'0" x 10'7" max (5.18m x 3.23m max)

This spacious master bedroom has a range of fitted furniture including 4 door wardrobes with hanging and shelving facilities, matching drawer units and cupboards, a central heating radiator, uPVC double glazed windows to front and side elevations and an access door leading to the walk-in dressing room.

Dressing Room

7'7" x 6'7" (2.31m x 2.01m)

There is a central heating radiator and uPVC double glazed window.

Ensuite Shower Room

Fully tiled to the walls and floor and furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and corner shower cubicle. There is a chrome ladder style radiator, a uPVC double glazed window and exposed beam.

Bedroom

12'6" x 8'10" (3.81m x 2.69m)

There is a central heating radiator and dual aspect uPVC double glazed windows.

Bedroom

12'5" x 7'9" (3.78m x 2.36m)

Fitted with built-in double wardrobes with hanging and shelving facilities, built-in overhead store cupboards and a uPVC double glazed window.

Bedroom

11'0" x 8'9" (3.35m x 2.67m)

Peacefully situated to the rear of the property with superb far-reaching views via a uPVC double glazed window and also fitted with a central heating radiator.

Bathroom

Fully tiled walls and floor and furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

The property benefits from an enclosed garden to the front with climbing wisteria to the front of the property and there is also a side driveway with twin stone pillared entrance and electric wrought-iron entrance gates providing off-road parking for several vehicles. There is also a greenhouse, pergola, inset mature flowerbeds, stone steps rising to the side lawned gardens with a variety of fruit trees, a Yorkshire stone flagged terrace/seating area benefitting from superb far-reaching views.





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:-

Huddersfield Properties: 01484 530361

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) heading through Aspley and Waterloo. At the traffic lights, turn right onto Penistone Road. After a short distance and as you approach the Greene King pub on the right, take the next left turn onto Station Road and follow this road uphill. The property will be found on the left hand side clearly identified by the Bramleys for sale board.

TENURE:

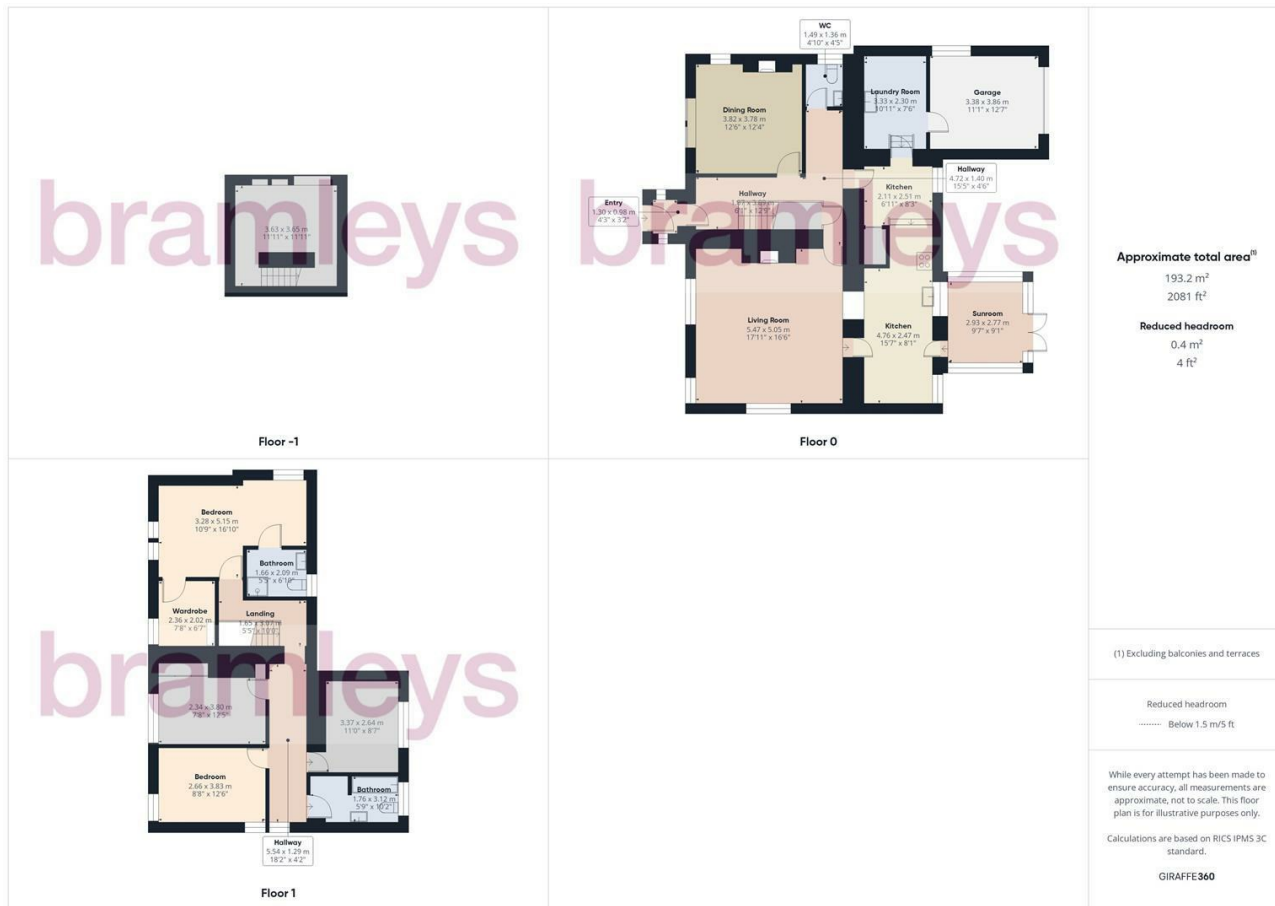
Freehold

COUNCIL TAX BAND:

Band F



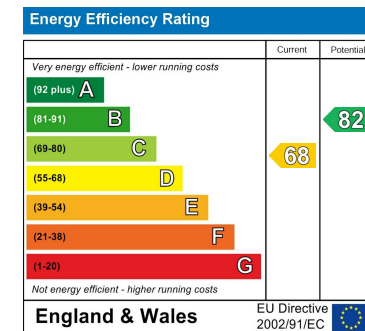




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Huddersfield | Halifax | Elland | Mirfield

