



**Hanby Close, Fenay Bridge, Huddersfield HD8 0FZ**



**welcome to**

**Hanby Close, Fenay Bridge, Huddersfield**

Immaculately presented family home with two reception rooms and a dining-kitchen, four bathrooms, an integral garage and well-maintained gardens both to the front and rear. Located in highly sought-after Fenay Bridge in a peaceful yet convenient setting.



## Ground Floor

### Entrance Hall

Tiled entrance hall with under stair storage, warmed by a central heating radiator. A double glazed window to the front with the door.

### Lounge

15' 10" into bay x 13' 9" ( 4.83m into bay x 4.19m )  
Spacious lounge with carpeted flooring, warmed by a gas fire and central heating radiator. A double glazed bay window and doors to the rear.

### Kitchen

18' x 10' 3" ( 5.49m x 3.12m )  
Spacious kitchen with tile floor. Fitted with base and wall units plus a kitchen island, with quartz work tops. Warmed by a central heating radiator. Integrated electric oven and induction hob, dishwasher, space for fridge/freezer. With double glazed french doors onto the garden.

### Dining Room

9' x 11' 1" ( 2.74m x 3.38m )  
Good sized dining room with two double glazed windows to the front.

### Bathroom

Tiled floor bathroom with a double glazed window to the side, low flush WC and pedestal sink. Warmed by a central heating radiator.

## First Floor

### Landing

Carpeted landing with a boiler cupboard. Warmed by a central heating radiator.

### Bedroom One

11' 11" x 11' 8" ( 3.63m x 3.56m )  
Good sized double bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the rear. Access to jack and jill bathroom shared with bedroom two.

### En Suite

Jack and Jill bathroom with tiled flooring, a double glazed window to the rear, warmed by a central heating radiator. With a shower cubicle, and extractor fan, low flush WC and pedestal sink.

### Bedroom Two

12' 4" max x 9' 8" plus doorway ( 3.76m max x 2.95m plus doorway )  
Good sized double bedroom with carpeted flooring, warmed by a central heating radiator, Plus a double glazed window to the rear. Access to jack and jill bathroom shared with bedroom one.

### En Suite

Good sized bathroom with astroturf floor, a shower cubicle with a sliding door, extractor fan, low flush WC and wash hand basin. Heated towel rail and central heating radiator, with a double glazed window to the front.

### Bedroom Three

10' 6" plus doorway x 12' 2" plus doorway ( 3.20m plus doorway x 3.71m plus doorway )  
Carpeted double bedroom with a central heating radiator. Light and open with three double glazed windows to the front. Warmed by a central heating radiator.

## Bathroom

Good sized bathroom with tile flooring, a double glazed window to the side. With a low flush WC, wash hand basin and bath, warmed by a central heating radiator.

## Second Floor

### Study

5' x 9' 3" ( 1.52m x 2.82m )  
Good sized space with a velux window to the front. warmed by a central heating radiator and carpeted flooring.

### Main Bedroom

14' 6" max x 15' 4" ( 4.42m max x 4.67m )  
Fabulous room with four velux windows to the front and rear. Laminate flooring, and warmed by a central heating radiator.

### En Suite

Tiled floor bathroom with a low flush WC, wash hand basin, shower cubicle, and central heating radiator. With a velux window to the side.

## External

### Garage

Integrated garage with electric door, plumbing with space for washing machine and integrated tumble dryer. Plus an outside tap.

### Rear Garden

Good sized garden with patio area, and lawned area. Enclosed with a timber fence, plus a shed to the side.



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**welcome to**

## **Hanby Close, Fenay Bridge, Huddersfield**

- Highly Sought After Fenay Bridge
- Immaculate Throughout
- Detached Family Home With Three En-Suite Bedrooms
- Peaceful Yet Convenient Location Close To Schools and Good Commuter Links
- Integral Garage And Off Road Parking
- Fabulous Garden Space Front And Rear
- Semi-Rural Location

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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