



The Clough, Fenay Bridge, Huddersfield HD8 0BS

welcome to

The Clough, Fenay Bridge, Huddersfield

Immaculately presented family home with a converted garage bedroom. Modern and move in ready throughout with wrap around garden space which is well maintained and off road parking, Located in highly sought-after Fenay Bridge in a peaceful yet convenient setting.



Entrance Porch

Well proportioned entrance porch with a double glazed window to the side, and tile flooring providing a welcoming entrance to the home.

Entrance Hall

Well presented entrance hall with oak wood flooring, warmed by a central heating radiator.

Lounge

12' 9" x 20' 4" (3.89m x 6.20m)

Extremely spacious lounge with oak wood floor. Character features such as a gas fireplace, the space is beautifully presented to a move in ready condition. Warmed by a central heating radiator, the space has lots of natural light from a double glazed window to the front and a sliding door to the rear, leading onto a raised decked area to easily enjoy the outdoor space.

Kitchen/Diner

12' 4" x 20' 4" into diner (3.76m x 6.20m into diner)

Fantastically spacious kitchen which is open plan to the dining space, modern and bright the room has a double glazed window to the front and one to the rear providing a lovely view of the mature rear garden. Fitted with a range of base and wall units with granite worktops, complete with integral modern appliances such as a NEFF double oven, induction hob and extraction hood, as well as an integral dishwasher and fridge/freezer. Warmed by a central heating radiator and fitted with laminate flooring, this space provides the perfect hub for the family.

Utility Room

Great size utility room makes the home ideal for families, with space for a fridge/freezer, washing machine and tumble dryer, plus extra storage space. Complete with tile floor and laminate worktops, with a double glazed window to the rear.

Downstairs W/C

Well sized downstairs W/C is modern and move in ready, with ample natural light from a double glazed window to the rear. Fitted with a low flush WC, wash hand basin and wood flooring. Warmed by a central heating radiator.

Bedroom Two

8' 2" x 12' 10" (2.49m x 3.91m)

Spacious double bedroom with laminate flooring and a double glazed window to the rear. Warmed by a central heating radiator. Plus extra space for a desk and chair behind the door.

En Suite

Larger than average en suite with laminate flooring. Fitted with a walk in shower, low flush WC and wash hand basin, plus a heated towel rail. With a double glazed window to the front, warmed by under-floor electric heating.

First Floor Bedroom One

11' 1" x 16' 5" max into wardrobe (3.38m x 5.00m max into wardrobe)

Spacious double bedroom with laminate flooring, warmed by a central heating radiator. Lots of extra storage into integrated wardrobes, with a double glazed window to the front.

En Suite

Immaculately presented en suite with laminate flooring. Modern and bright, fitted with a walk in shower cubicle, low flush WC and wash hand basin. With a double glazed window to the front, warmed by under-floor electric heating.

Bedroom Three

11' x 11' into doorway (3.35m x 3.35m into doorway)

Great sized double bedroom with wood flooring and extra storage into integral wardrobes. Warmed by a central heating radiator and fitted with a double glazed window to the front.

Bedroom Four

8' 10" x 10' 3" (2.69m x 3.12m)

Good sized double bedroom with a double glazed window to the rear, warmed by a central heating radiator. The space is well presented to a move in ready standard.

Bedroom Five

8' 11" x 12' 3" into doorway recess (2.72m x 3.73m into doorway recess)

Another great sized bedroom with wood flooring, warmed by a central heating radiator and with lots of natural light from a double glazed window to the rear. The room allows the opportunity for a home office or ideal for a growing family.

Bathroom

Spacious four piece family bathroom presented to a move in ready standard. Fitted with floor to ceiling tiles, walk in shower, bath, low flush WC and wash hand basin. Warmed by electric under-floor heating and a heated towel rail, with a double glazed window to the rear providing lots of natural light.

External Front

To the front of the property is a private driveway offering ample off-road parking for a modern family's needs, alongside a pleasant lawned area bordered by well established trees and shrubs. Well maintained garden paths give access to both sides of the property, leading to the rear gardens.

Rear

To the rear of the property is wrap around garden which is beautifully looked after. Tiered garden substantial, mature planting and rockeries. Patio area leading to a raised decked area, excellent for outdoor entertaining and family BBQ's. There are also two large wooden sheds, providing excellent storage for outdoor furniture and gardening tools.



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welcome to

The Clough, Fenay Bridge, Huddersfield

- Highly sought after Fenay Bridge
- Converted garage bedroom
- Five double bedrooms - two of them en suite
- Off road parking
- Modern throughout
- Fabulous wrap around garden space
- Located on a private road

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116454 - 0004

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