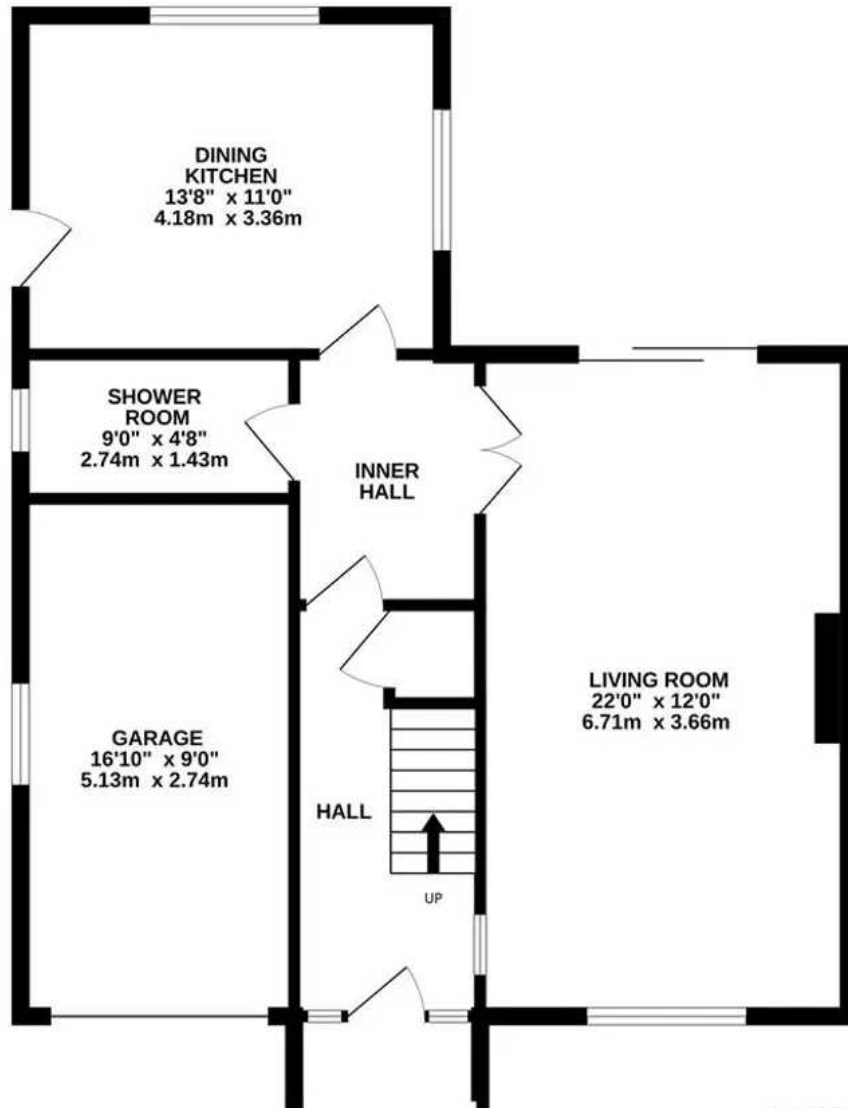




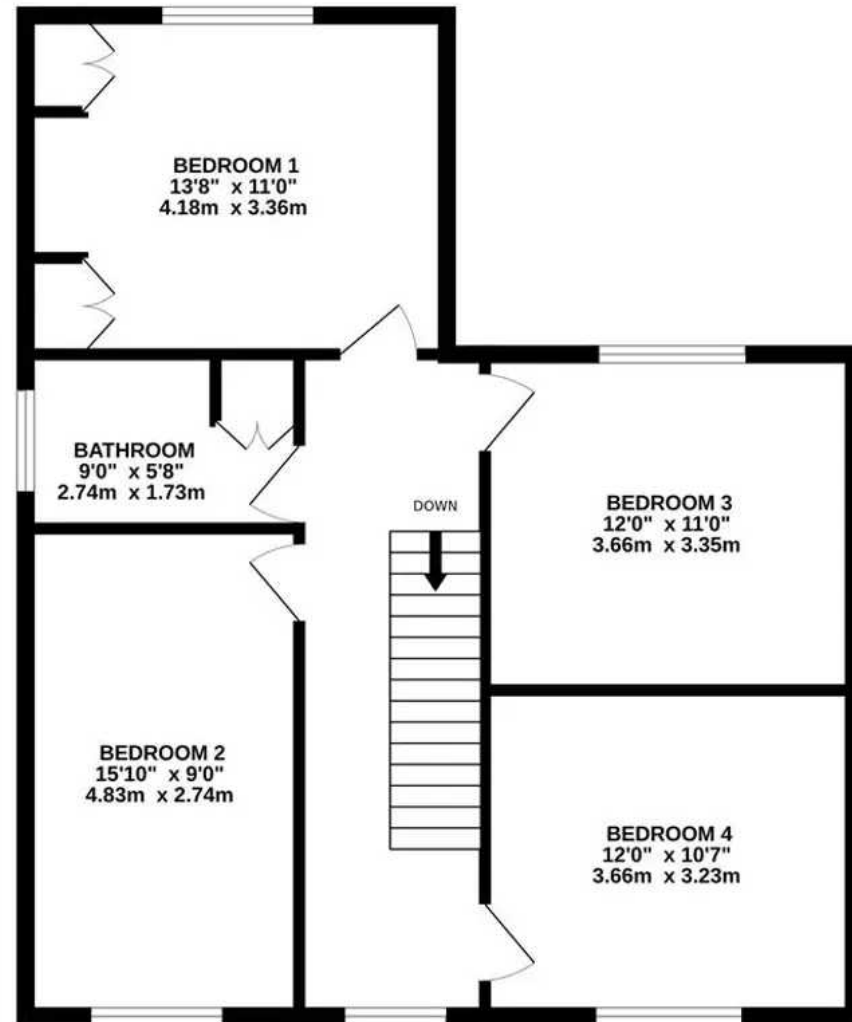
16a Hermitage Park, Fenay Bridge
Huddersfield, HD8 0JU

Offers in Region of **£440,000**

GROUND FLOOR



1ST FLOOR



HERMITAGE COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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16a Hermitage Park

Fenay Bridge, Huddersfield

THIS SPACIOUS, DETACHED FAMILY HOME, LOCATED IN THE POPULAR VILLAGE OF FENAY BRIDGE, IS OFFERED WITH NO ONWARD CHAIN.

The property accommodation briefly comprises of entrance hall, inner hallway, generous lounge (21'9" x 12'0"), open-plan dining-kitchen and ground floor shower room. To the first floor, there are four spacious double bedrooms and the house bathroom. Externally, there is a block paved driveway to the front leading to the attached garage. The front garden is laid predominantly to lawn, and to the rear is a private and low maintenance garden with flagged patio area and well stocked flower and shrub beds. The rear garden neighbours open fields and countryside.

EPC Rating D.

Council Tax Code F.

Tenure Freehold.





GROUND FLOOR

ENTRANCE HALL

Dimensions: 3.96m x 1.83m (13'0" x 6'0").

Enter into the property through a double-glazed PVC front door with part-obscure glazed and leaded detailing inserts. There are adjoining double-glazed windows with obscure glass and leaded detailing at either side of the front door and there is decorative coving to the ceilings, fabulous oak flooring, a radiator, and inset spotlighting to the ceilings. The entrance hall also has a staircase with oak banister and spindles rising to the first floor, as well as a useful understairs storage cupboard, a glazed display shelving unit which provides borrowed light both to and from the lounge, and an oak and glazed door leading to the inner hallway.

INNER HALLWAY

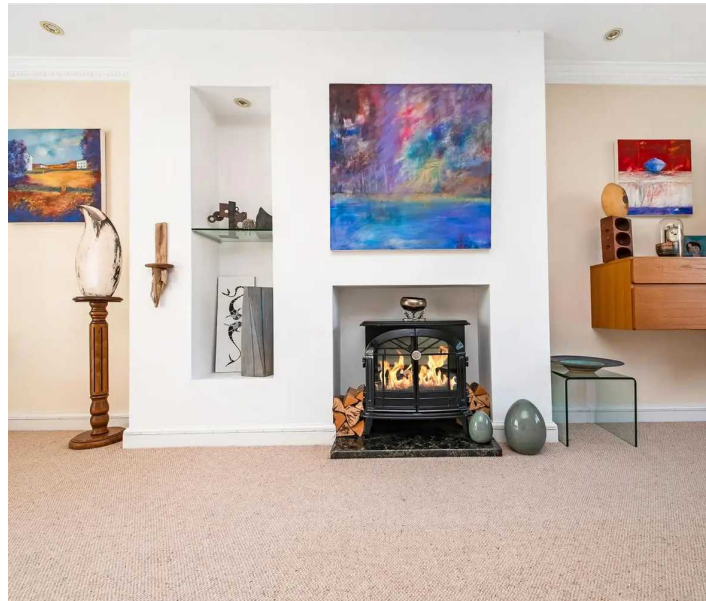
Dimensions: 1.83m x 2.44m (6'0" x 8'0").

The oak flooring continues through from the entrance hall into the inner hallway, where there is decorative coving to the ceilings, oak and glazed doors providing access to the ground floor shower room and open-plan dining kitchen, and twin oak and glazed doors proceed into the generously proportioned lounge. There is a radiator and inset spotlighting to the ceilings.

LOUNGE

Dimensions: 6.63m x 3.66m (21'9" x 12'0").

The lounge is a generously proportioned, light and airy reception room with dual aspect windows, including a bank of double-glazed windows to the front elevation and double-glazed sliding patio doors to the rear. There is decorative coving to the ceilings, inset spotlighting, two radiators, and the focal point of the room is the recessed fireplace with space for an electric stove-effect fire. There is a recessed inset display shelf in the chimney breast with an inset spotlight, and the same glazed display shelving which can be seen from the entrance hall.





SHOWER ROOM

Dimensions: 1.65m x 2.67m (5'5" x 8'9").

The shower room features a white three-piece suite which comprises of a low-level w.c. with concealed cistern and push-button flush, which is incorporated into a vanity unit with broad wash hand basin and matching cabinets and drawers, and there is a shower cubicle with thermostatic rainfall shower. There is tiled flooring and tiling to the walls, inset spotlighting to the ceilings, a double-glazed window with obscure glass to the side elevation, and a chrome ladder-style radiator.

OPEN-PLAN DINING KITCHEN

Dimensions: 4.19m x 3.35m (13'9" x 11'0").

The open-plan dining kitchen enjoys a great deal of natural light with dual aspect banks of windows to the rear and side elevations. There is a double-glazed external door with obscure glass to the side elevation, tiled flooring, decorative coving to the ceilings, and a radiator. The kitchen features a range of fitted wall and base units with work surfaces over, which incorporate a one-and-a-half bowl stainless steel sink and drainer unit with chrome mixer tap above. The kitchen is equipped with a four-ring gas hob with integrated cooker hood over, and a built-in electric fan-assisted oven. There is tiling to the splash areas, under unit lighting, display shelving, and plumbing for a washing machine. There is inset LED lighting to the kickboards, and the kitchen also houses the property's combination boiler.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach a spacious landing which enjoys a great deal of natural light through the double-glazed window to the front elevation. From here, there are pleasant open-aspect views over rooftops towards Castle Hill and across the valley. The landing also provides access to four double bedrooms and the house bathroom. There is decorative coving to the ceilings, and a ceiling light point with decorative ceiling rose.

BEDROOM ONE

Dimensions: 4.14m x 3.35m (13'7" x 11'0").

Bedroom one is a generously proportioned, light and airy double bedroom. There is a bank of double-glazed windows to the rear elevation which offer breath-taking views across neighbouring fields and of the woodland backdrop. There is decorative coving to the ceilings, a radiator, a ceiling light point, and the room benefits from wall-to-wall fitted wardrobes with hanging rails, shelving, drawer units and a dressing table.

BEDROOM TWO

Dimensions: 3.66m x 3.20m (12'0" x 10'6").

Bedroom two is another generously proportioned double bedroom with ample space for free-standing furniture. The room features decorative coving to the ceilings, a radiator, a ceiling light point, and a bank of double-glazed windows to the front elevation, which offer fantastic open-aspect views towards Castle Hill and Hall Bower.





BEDROOM THREE

Dimensions: 4.83m x 2.74m (15'10" x 9'0").

Bedroom three is a spacious double bedroom with ample space for free-standing furniture. There is a bank of double-glazed windows to the front elevation, again offering pleasant open-aspect views, decorative coving to the ceilings, a radiator, a ceiling light point, and a loft hatch providing access to a useful attic space.

BEDROOM FOUR

Dimensions: 3.66m x 3.35m (12'0" x 11'0").

Bedroom four is another double bedroom with ample space for free-standing furniture. There is a bank of double-glazed windows to the rear elevation which offers pleasant views across the property's rear gardens and of neighbouring fields in the distance. There is a bank of floor-to-ceiling fitted wardrobes which have hanging rails and shelving, decorative coving to the ceilings, a radiator, and a ceiling light point.

HOUSE BATHROOM

Dimensions: 1.70m x 2.74m (5'7" x 9'0").

The house bathroom features a three-piece suite which comprises of a panel bath, a low-level w.c., and a pedestal wash hand basin. There is tiled flooring, tiling on the walls to dado height, a radiator, inset spotlighting to the ceilings, a double-glazed window with obscure glass to the side elevation, and there is a useful floor-to-ceiling airing cupboard for additional storage or which could be used as a shower cubicle subject to the relevant and necessary works and constraints.



EXTERNAL

FRONT GARDEN

Externally to the front the property has a block paved driveway providing off-street parking and leading to the attached garage. The front garden is laid predominantly to lawn with mature hedge boundaries.

REAR GARDEN

To the rear is a private, southerly facing garden with flagged patio area ideal for al fresco dining and barbecuing. There are mature, well stocked flower and shrub beds and open fields and countryside adjacent.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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