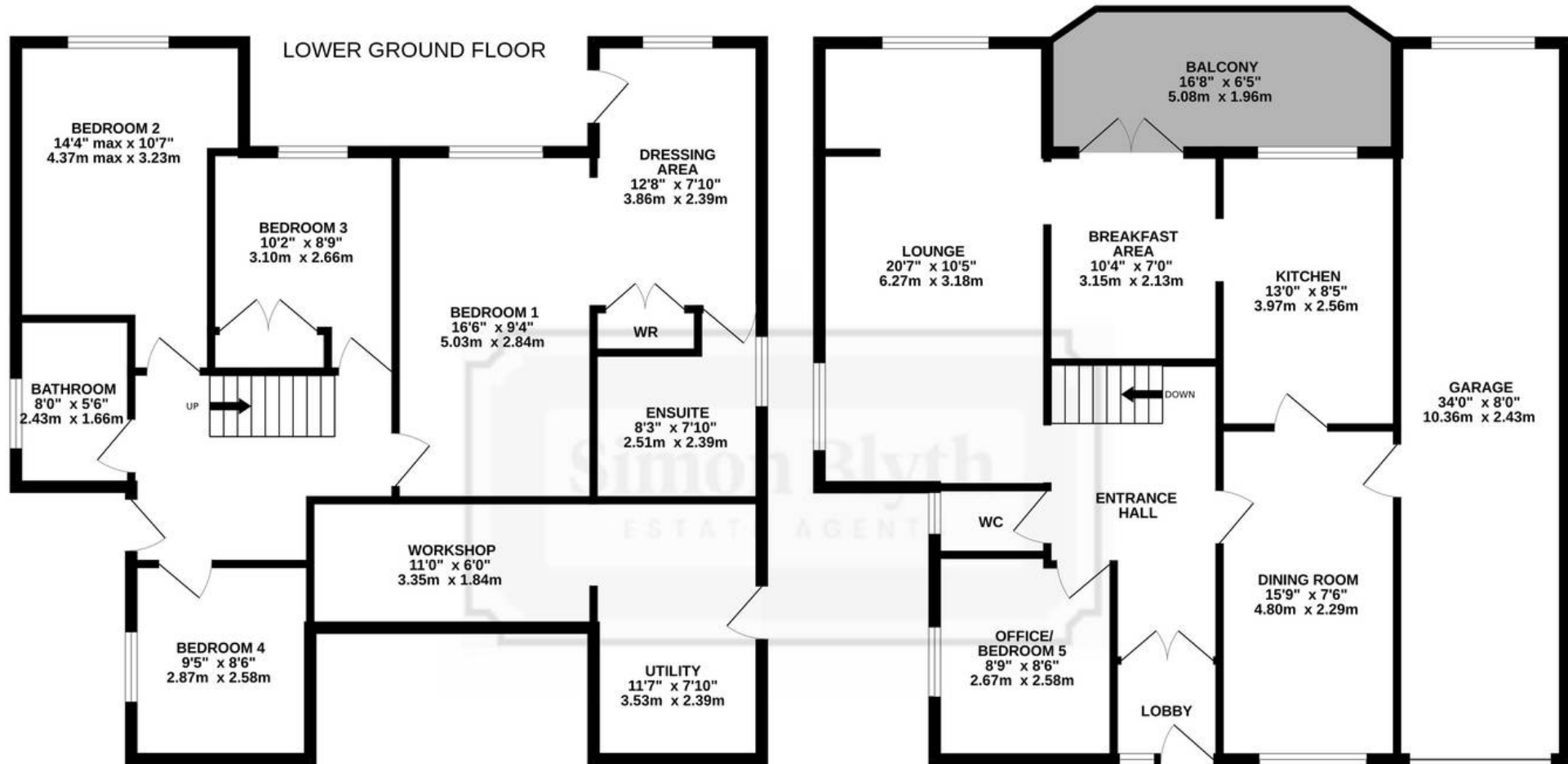




Clough Drive, Fenay Bridge
Huddersfield, HD8 0JJ

Offers in Region of **£460,000**

GROUND FLOOR



CLOUGH DRIVE

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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21 Clough Drive

Fenay Bridge, Huddersfield, HD8 0JJ

BRIMMING WITH OPPORTUNITY, THIS GENEROUSLY PROPORTIONED, DETACHED, UPSIDE-DOWN-STYLE HOME IS SITUATED IN A QUIET, CUL-DE-SAC POSITION AND BOASTS PANORAMIC VIEWS ACROSS THE VALLEY. OFFERED WITH **NO ONWARD CHAIN** AND LOCATED IN SOUGHT-AFTER FENAY BRIDGE, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises entrance, inner hallway, ground floor WC, home office/bedroom five, lounge, breakfast area leading out to a balcony, kitchen, and formal dining room to the ground floor. To the lower ground floor is a large hall with doors provide an access to four bedrooms and the house bathroom, the principal bedroom benefiting from a ensuite shower room, fitted wardrobes and a dressing area. Externally there is a block paved driveway providing off-street parking to the front and leading to a tandem attached garage, to the rear is a flagged patio with lawn area which offers fantastic open aspect views. There is an externally accessed utility room and workshop to the lower ground floor.

Tenure Freehold.
Council Tax Band E.
EPC Rating E.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed, PVC front door with obscure glazed inserts into the entrance. There is an adjoining double-glazed window with obscure glass to the front elevation, a ceiling light point, laminate flooring, and timber and glazed double doors with obscure glazed inserts leading into the inner hallway.

INNER HALLWAY

8' 3" x 14' 3" (2.51m x 4.34m)

The inner hallway features a continuation of the high-quality laminate flooring from the entrance, as well as a fabulous exposed stone wall, two wall light points, a ceiling light point, and doors providing access to the study, ground floor WC, lounge and formal dining room. A staircase descends to the lower ground floor.

DOWNSTAIRS WC

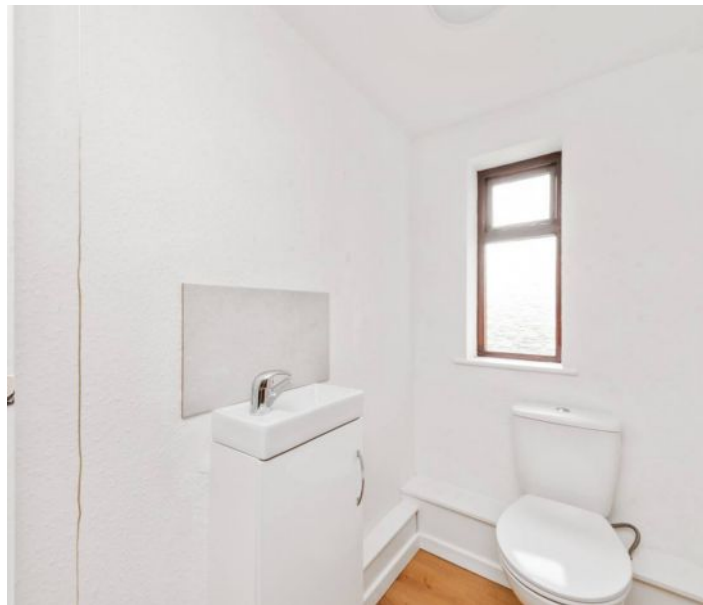
5' 4" x 3' 9" (1.62m x 1.14m)

The downstairs WC features a modern, two-piece suite comprising a low-level WC with push-button flush and a wash hand basin with tiled splashback, chrome tap and vanity cupboard beneath. There is a ceiling light point, laminate flooring, and a double-glazed hardwood window with obscure glass to the side elevation.

OFFICE / GROUND FLOOR BEDROOM

8' 9" x 8' 6" (2.66m x 2.59m)

This multi-purpose space could be utilised as a ground floor double bedroom with ample space for freestanding furniture and features a bank of double-glazed hardwood windows to the side elevation with views onto the gardens, a ceiling light point and a radiator.





LOUNGE

20' 7" x 10' 5" (6.27m x 3.17m)

The lounge is a generously proportioned, light and airy reception room with dual-aspect windows to the side and rear elevations, offering fabulous, panoramic views across the valley towards Castle Hill. There is an exposed stone wall, a cast-iron vertical anthracite radiator, space for an electric heater with marble hearth, and an arched doorway leading into a seating area.

BREAKFAST / SITTING AREA

10' 4" x 7' 0" (3.15m x 2.13m)

The sitting area is open-plan to both the lounge and kitchen, and features laminate flooring, fitted bench seating, a panelled wall, an exposed stone wall, a central ceiling light point, and double-glazed French doors leading out onto the balcony and also provide fabulous open-aspect views.

BALCONY

16' 8" x 6' 5" (5.08m x 1.95m)

The balcony features timber decked flooring with cast-iron handrail and balustrade, and is an ideal space for sitting out and enjoying the fabulous views in the afternoon and evening sun.



KITCHEN

13' 0" x 8' 5" (3.96m x 2.56m)

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome tap. There are built-in appliances, including a four-ring ceramic hob with canopy-style cooker hood over and an oven. There is space and provisions for an automatic washing machine, high-gloss brick effect tiling to splash areas, a useful pantry cupboard, a ceiling light point, and a bank of double-glazed windows to the rear elevation with fantastic open-aspect views. A timber and glazed door with obscure glazed inserts leads into the dining room.

DINING ROOM / SECOND RECEPTION ROOM

7' 6" x 15' 9" (2.28m x 4.80m)

This room, again, can be utilised in a variety of ways, such as a family room, formal dining room or playroom. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, laminate flooring, and a door providing access to the integral garage.





LOWER GROUND FLOOR

LOWER GROUND FLOOR LANDING

11' 0" x 10' 0" (3.35m x 3.04m)

Taking the staircase from the inner hallway, you reach the lower ground floor landing, which is a great space that could be utilised as a study area. Doors provide access to four bedrooms and the house bathroom, and there are two ceiling light points and a double-glazed external door with obscure glazed inserts to the side elevation which leads out to the side garden and then the rear garden.

BEDROOM ONE

16' 6" x 9' 4" (5.02m x 2.84m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room is separated into two areas, with the main bedroom area leading into a dressing area/walk-in wardrobe, and then into the en-suite shower room. The bedroom area features a double-glazed window to the rear elevation, a radiator and a ceiling light point.

BEDROOM ONE DRESSING AREA

12' 8" x 7' 10" (3.86m x 2.38m)

The dressing area features a ceiling light point, double-glazed windows to the rear elevation, floor-to-ceiling fitted wardrobes with hanging rails and shelving, a door providing access to the en-suite facilities, an external door which leads directly out to the gardens.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 3" x 7' 10" (2.51m x 2.38m)

The en-suite shower room features a modern, white, three-piece suite comprising a walk-in shower with rainfall showerhead and separate handheld attachment, a low-level WC with push-button flush, and a broad wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap. There is tiling to the walls, high-quality flooring, an extractor fan, a ceiling light point, and a bank of double-glazed hardwood windows with obscure glass to the side elevation.





BEDROOM TWO

17' 4" x 10' 7" (5.28m x 3.22m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation taking full advantage of open-aspect views across the valley.

BEDROOM THREE

10' 2" x 8' 9" (3.09m x 2.66m)

Bedroom three features a double-glazed bank of windows to the rear elevation, taking advantage of pleasant, open-aspect views. There is a ceiling light point, a radiator, and a bank of fitted storage units which could be utilised as wardrobes with fitted shelving in situ.

BEDROOM FOUR

9' 5" x 8' 6" (2.87m x 2.59m)

Bedroom four features a bank of double-glazed windows to the side elevation, a central ceiling light point, and a radiator.



HOUSE BATHROOM

8' 0" x 5' 6" (2.43m x 1.67m)

The bathroom features a modern, white, three-piece suite comprising an L-shaped panel bath with thermostatic rainfall shower over, glazed shower guard and separate handheld attachment, a broad pedestal wash hand basin with chrome mixer tap, and a low-level WC with push-button flush. There is tiling to the walls, a ceiling light point, a ladder-style radiator, and a bank of double-glazed windows with obscure glass to the side elevation.

UTILITY

11' 7" x 7' 10" (3.53m x 2.38m)

The utility is accessed externally via a door at the bottom of the stairs from the driveway, and features terracotta tiled flooring, an LED tube light point, plumbing and provisions for an automatic washing machine, plug points, and it houses the wall-mounted combination boiler. A doorway with steps then leads into a useful workshop.

WORKSHOP

11' 0" x 6' 0" (3.35m x 1.83m)

The workshop has lighting and power in situ, fitted shelving, a cold water feed, and could be utilised in a variety of ways.

INTEGRAL GARAGE

34' 0" x 8' 0" (10.36m x 2.43m)

The integral tandem garage features an electric, remote-controlled, sectional, up-and-over door. There is lighting and power in situ, a bank of base units with a stainless-steel sink over to the rear of the garage, a bank of windows boasting open-aspect views, and a loft hatch providing access to a useful storage area. The garage could be incorporated into the internal accommodation if so required.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block-paved double driveway providing off-street parking. There are stone steps leading down the side of the property and which provide access to a pathway which eventually leads to the rear garden. There is an external light and an external security light.

REAR GARDEN

Following the pathway down the side of the property, there is a useful, externally accessed store cupboard. At the end of the pathway is a gate which encloses the rear garden. To the rear, the gardens are laid predominantly to lawn with a flagged patio area ideal for al fresco dining and barbecuing. There are well-stocked flower and shrub beds, a pathway leading to a further block-paved patio with rockery and well-stocked borders, and a hardstanding with space for a greenhouse. . The gardens enjoys fabulous, panoramic views across the valley towards Woodsome and of Castle Hill. To the other side of the property are various lawn areas which lead to a tiered garden with flower and shrub beds and part-wall and part-hedge boundaries.



DRIVEWAY

2 Parking Spaces

GARAGE

Double Garage



VIEWING NOTES:

ADDITIONAL INFORMATION

The property has gas-fired central heating and double-glazed. Carpets, curtains and certain other extras may be available via separate negotiation.

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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