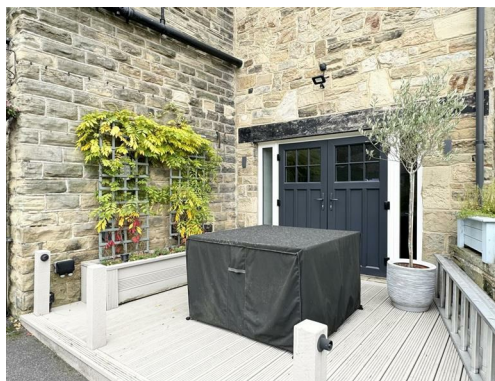


23 Brewery Yard,
Fenay Bridge HD8 0AR

OFFERS AROUND
£330,000



SUPERBLY PRESENTED THIS FABULOUS COTTAGE HAS BEEN BEAUTIFULLY RENOVATED BY THE CURRENT OWNERS AND IS JUST READY TO MOVE INTO BOASTING A STUNNING DINING KITCHEN AND VERSATILE BASEMENT ALONG WITH THREE DOUBLE BEDROOMS AND CONTEMPORARY BATHROOM.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

DINING KITCHEN 26'9" x 16'1" max

You enter the property through a composite door into a stunning open plan dining kitchen which spans the depth of the property and has a window looking out into the garden. It is beautifully appointed with a combination of pale grey and charcoal base units with light quartz worktops and upstands and a large single bowl stainless steel sink with mixer tap. There is space within the chimney breast for a range cooker with an extractor fan and charcoal grey glass splashbacks. Integrated appliances include a dishwasher, under counter fridge and a wine fridge. A central island unit maximises storage and creates a perfect social element offering informal dining for up to six people. The kitchen extends into a generous formal dining area which has a multi fuel burner set into an exposed brick chimney alcove and a beautiful bay window fitted with thick glazed glass to prevent road noise and floods the room with natural light. Waxed wood flooring with under floor heating runs underfoot and spotlights to the ceiling complete the room. A square opening leads to a staircase which leads down to the lounge and a staircase with a contemporary glass balustrade ascends to the first floor landing. A further door leads to a staircase descending to the basement.



LOUNGE 19'5" x 9'3" max

Accessed via a short staircase from the dining kitchen, this lovely lounge is neutrally decorated and has a set of exterior French doors which open out to the patio area. A pelmet is fitted with spotlights and a central light fitting illuminates the room beautifully whilst waxed wood flooring with under floor heating runs underfoot.



BASEMENT / UTILITY AREA 13'8" x 15'8" max

Accessed via a staircase hidden behind a door from the kitchen, this fabulous basement has a utility space with plumbing and space for a washing machine. alongside spaces for a tumble dryer and a freezer. This area is fitted with a dark grey laminate worktop. The basement offers fabulous built in storage. An obscure window allows natural light to enter and spotlights to the ceiling finish the room nicely. A large opening leads through to the snug / cinema room.



CINEMA ROOM / SNUG 12'5" x 15'2" max

This cosy room offers a great place to relax and unwind with wall lights creating a lovely ambience. A large square opening leads to the basement.



FIRST FLOOR LANDING 12'9" x 4'7" max

A carpeted staircase with a striking glass balustrade ascends from the dining kitchen to the first floor landing which is spacious and has doors leading to the three bedrooms and house bathroom.

BEDROOM ONE 13'7" x 13'1" max

Positioned to the front of the property with stylish décor and a neutrally painted cast iron fireplace as a decorative feature, this generous double bedroom benefits from a built in wardrobe for storage and there is ample space for further items of freestanding bedroom furniture. Doors lead to the ensuite and landing.



ENSUITE 7'1" x 5'9" max

Light and airy courtesy of a large obscure window, this contemporary shower room is generous in size and is fitted with a walk in double shower with a waterfall shower with concealed fittings and a hand held shower attachment. A denim blue wall mounted vanity unit with a round bowl hand wash basin sits alongside a low level W.C. The room is fully tiled with large pale grey tiles and co-ordinating pale grey LVT flooring with under floor heating adorns the floor. A tall decorative radiator with a towel rail attachment and spotlights to the ceiling completes the room. A door leads to the bedroom.



BEDROOM TWO 14'3" x 12'7" max

Located to the rear of the house with two thick glazed windows providing countryside views and allowing copious amounts of natural light to flood in, this fantastically spacious bedroom benefits from fitted wardrobes to one wall and still has an abundance of space for freestanding bedroom furniture. A hatch allows access to the loft and a door leads to the landing.



BEDROOM THREE 9'11" x 9'5" max

This third double bedroom has countryside views from its window and ample space for items of bedroom furniture. The room is tastefully decorated in vibrant hues and a tall white decorative radiator completes the room. A door leads to the hallway.



FAMILY BATHROOM 9'11" x 9'4" max

This L-shaped boutique hotel style bathroom is partially tiled with pale grey tiles and beautifully appointed with a freestanding white oval bath tub with concealed taps and a retractable shower attachment, a low level W.C., a Jack & Jill wall mounted wash basin unit with storage drawers and a walk in shower enclosure with a waterfall shower. White wood effect laminate flooring runs underfoot, a large illuminated mirror hangs over the washing area, spotlights and a tall white decorative radiator with towel rail completes the room. A large obscure window allows a generous amount of natural light to enter and a door leads to the landing.



EXTERIOR

To the front of the property is a driveway providing off road parking and a well established garden area which is open to the neighbouring properties. A private decked patio area is the perfect space for al fresco dining and a set of stone steps leads up to the front door.



MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band B

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alternations to the property many years ago.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendors ownership.

AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

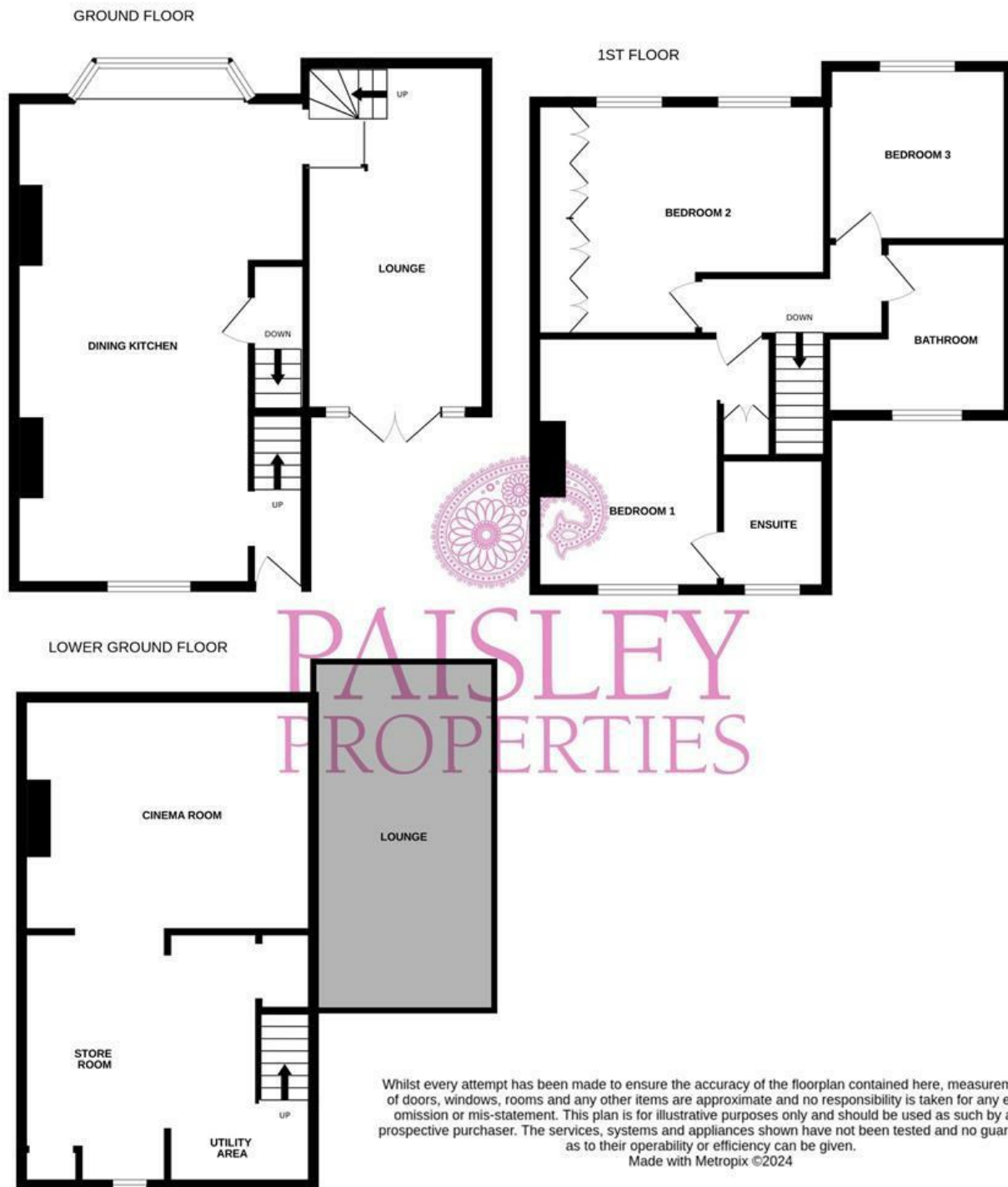
PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.


*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES