





Fenay Drive,Fenay Bridge Huddersfield HD8 0AB

william h brown

welcome to

Fenay Drive, Fenay Bridge Huddersfield

Immaculately presented and generously sized extended bungalow in highly sought-after Fenay Bridge on a peaceful no-through road, with off-road parking, a garage, lovely enclosed gardens, a garden room, converted loft space and additional W/C's on the upper and lower ground floor. Offered chain-free!













Lounge
14' 2" x 12' (4.32m x 3.66m)

Diner
10' 2" x 5' 5" (3.10m x 1.65m)

Kitchen
12' 7" x 7' 11" (3.84m x 2.41m)

Bedroom One
12' x 11' 11" (3.66m x 3.63m)

Bedroom Two
8' 11" x 8' 11" (2.72m x 2.72m)

Loft Store
24' 2" x 13' 9" (7.37m x 4.19m)

Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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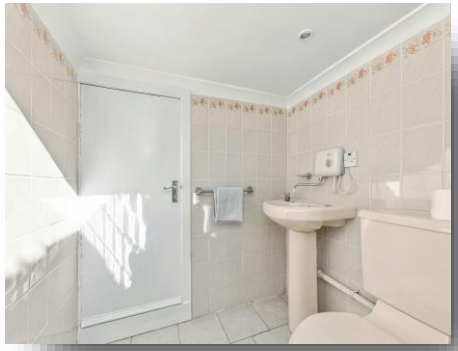
- Converted attic with additional space and W/C
- Basement storage with additional W/C
- Highly sought-after Fenay Bridge location with Off-road parking and single, detached garage
- Fabulous garden room
- Chain-free
- Well-presented throughout and up to date structure's
- Extended kitchen and living room
- Guide Price £270,000 - £280,000

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£270,000 - £280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119268

The Property Ombudsman

Property Ref:
HDF119268 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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