



The Manor House, 3 Ashford Manor, Fenay Bridge, Huddersfield, HD8 0JY
Asking Price £750,000

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DETACHED HOUSE & DETACHED ANNEXE - IDEAL FOR LARGER FAMILIES, IDEAL FOR THOSE WORKING FROM HOME,

Discretely situated at the far end of an exclusive cul-de-sac in the highly sought-after residential area of Fenay Bridge and set behind electrically operated wrought-iron entrance gates, is this superb detached house and annexe which jointly provide 6 bedrooms and 6 reception rooms.

An important part of the accommodation, is the ultimate "granny flat or annex" which is set within the private landscaped grounds - being a true bungalow ideal for families with multi-generational living or home-based office accommodation. The superb and spacious 4 bedroom detached main house boasts 4 bedrooms with ensuite facilities to both the master and guest suite along with an additional house bathroom. To the ground floor, there are 5 spacious reception rooms, breakfast kitchen, utility and cloakroom.

The property provides flexible living space and in addition, the detached annex has 2 good sized bedrooms, living room with dining area, kitchen and family shower room. The property overall also benefits from full fibre internet. Seldom do properties of this nature appear on the open market and only by a personal inspection can one truly appreciate the size and flexibility of these outstanding properties.

Energy Rating: C & C (Main House & Annexe)





GROUND FLOOR:

Enter the property via a magnificent double composite entrance door with feature arched double glazed window above into:-

Main Entrance Hall

Which has gallery above. There is also ornate ceiling coving, dado rail decor, spindle rail balustraded staircase and a central heating radiator.

Cloakroom WC

Furnished with a 2 piece suite comprising low flush toilet and vanity wash bowl with chrome mixer taps and drawer units beneath, antico style flooring, ladder style radiator and uPVC double glazed window.

Lounge

18'10" x 12'6" (5.74m x 3.81m)

This spacious sitting room has a gas and coal effect living

flame fire set onto marble hearth and back cloth with fire surround and mantle. There are also sealed unit double glazed windows to 2 sides and a central heating radiator.

Dining Room

13'9" x 12'8" (4.19m x 3.86m)

Peacefully situated to the rear of the property and fitted with sealed unit double glazed windows, a central heating radiator, 3 wall light points and ornate ceiling coving.

Breakfast Kitchen

15'8" max x 15'5" (4.78m max x 4.70m)

Comprising a range of matching modern floor and wall units with granite working surfaces with concealed lighting. There is a wealth of integrated appliances including a 6 burner gas range with double oven and grill with black glass extractor fan and light over, fridge and freezer and ceramic sink unit with mixer taps and granite drainer. There are also sunken LED low voltage lighting and 2 sealed unit double glazed windows to the front.

Utility

7'11" x 5'10" (2.41m x 1.78m)

Fitted with a range of matching floor and wall units with integral fridge and freezer, plumbing for washing machine, a central heating radiator and a side access door.

Sitting Room

12'5" x 12'4" (3.78m x 3.76m)

Peacefully situated to the rear of the property and having 2 sealed unit double glazed windows, 3 wall light points, gas and coal effect living flame fire set onto marble hearth and back cloth with fire surround and mantle. There is also a central heating radiator and an archway leading through to the sun lounge.

Sun Lounge

11'10" x 9'6" (3.61m x 2.90m)

Overlooking the side gardens and having sealed unit double glazed windows to 3 sides set onto a stone base with double





glazed French doors leading directly out into the rear gardens. There are also 2 central heating radiators.

Study

12'4" x 10'5" (3.76m x 3.18m)

A useful office with uPVC double glazed window and central heating radiator.

FIRST FLOOR:

Landing

Galleried landing with spindle rail balustrades, 2 wall light points, a central heating radiator and a built-in linen cupboard.

Master Bedroom

18'6" x 12'4" (5.64m x 3.76m)

The bed area is set onto a raised plinth and having 2 uPVC double glazed windows, a centre knee-hole dressing table with drawer units to either side, vanity mirror with lighting above, 2 wall light points and a range of 6 door fitted wardrobes providing hanging and shelving facilities. Concealed behind the wardrobes is an ensuite.

Ensuite Shower Room

Being fully tiled and furnished with a 4 piece suite comprising concealed flush WC, twin vanity wash bowls with drawer units beneath and chrome freestanding mixer taps and a double width walk-in shower cubicle. There is also a chrome ladder style radiator, vanity mirror with lighting above and sunken ceiling spotlights.

Bedroom 2

13'10" x 10'9" (4.22m x 3.28m)

Peacefully situated to the rear of the property and having central heating radiator and sealed unit double glazed window. There are built-in 4 door wardrobes with part mirrored fronts and drawer units beneath and an access door to the ensuite shower room.

En suite Shower Room

Furnished with a 3 piece suite comprising low flush WC, vanity wash basin with mixer taps and cupboards and drawer units beneath and a walk-in shower cubicle. There is also a chrome ladder style radiator and sealed unit double glazed window.

Bedroom 3

12'5" x 11'5" max (3.78m x 3.48m max)

Peacefully situated to the rear of the property and fitted with 2 sealed unit double glazed windows, a central heating radiator and built-in 5 door wardrobes with hanging and shelving facilities.

Bedroom 4

12'5" x 10'3" (3.78m x 3.12m)

Fitted with 2 uPVC double glazed windows and a central heating radiator.

Bathroom

Being half-tiled to the walls and furnished with a 4 piece suite comprising low flush WC, twin ceramic wash bowls set onto a granite pedestal with drawer units beneath

and chrome mixer taps, a bath with chrome mixer taps and a retractable shower hose. There is antico style flooring, graphite central heating radiator, a vanity mirror with built-in lighting, sunken ceiling spotlights and sealed unit double glazed window.

ANNEX:

Bungalow

Enter the property via a uPVC double glazed entrance door into the entrance vestibule which in turn has a further uPVC double glazed entrance door leading to the lounge area.

Lounge

17'7" max x 8'5" (5.36m max x 2.57m)

A spacious open plan lounge diner with uPVC double glazed windows to side and rear with French doors opening out onto the rear patio. There is a recessed dining area, an electric coal effect living flame fire set onto a marble hearth and back cloth with complimentary fire surround and mantle. There are also 2 central heating radiators and 3 wall light points. An access door leads to the inner vestibule which in turn leads to the bedroom.

Kitchen

11'2" x 8'4" (3.40m x 2.54m)

Comprising a range of matching modern floor and wall units with laminated working surfaces and part tiling to the walls. There is a range of integrated appliances including 4 ring gas hob with overhead extractor fan



and light, split level oven and grill, integral fridge and freezer, plumbing for washing machine and dishwasher and a 1.5 bowl stainless steel sink unit with mixer taps and side drainer. There are also uPVC double glazed windows to front and side elevations and sunken LED lighting.

Bedroom 1

12'11" max x 7'10" (3.94m max x 2.39m)

Fitted with a central heating radiator, uPVC double glazed window, wall light point and sunken LED lighting set above the built-in double wardrobe.

Bedroom 2

9'5" x 7'10" (2.87m x 2.39m)

There is a central heating radiator, 3 wall light points and uPVC double glazed window.

Shower Room

Being fully tiled to the walls and furnished with a 3 piece suite comprising low flush toilet, vanity wash bowl with drawer units and cupboards beneath and walk-in shower cubicle with curved screen and overhead shower. There is a matte black heated towel rail and sunken low voltage lighting.

OUTSIDE:

To the front, electric wrought-iron gates lead to the front block paved parking apron providing parking for several vehicles and there are twin lights to the entrance. To the rear, there is a flagged patio, shaped

lawned gardens bordered by mature trees, flowerbeds, bushes and fencing along with security lighting. To the rear of the bungalow is a private patio and seating area.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) heading towards Lidl supermarket at Aspley and take the right turn onto Somerset Road. Follow this road around before taking a left turn onto Southfield Road and at the junction, turn right onto Penistone Road. After passing the Reliance Precisions building, take the next left turn onto Ashford Manor where the property can be found in the corner of the estate identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market

advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

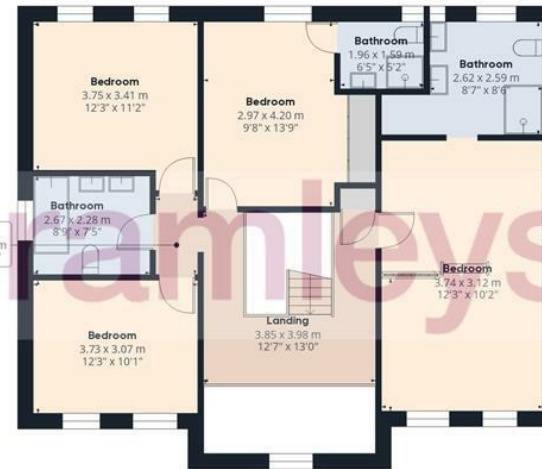
Please call our office to book a viewing on: 01484 530361.







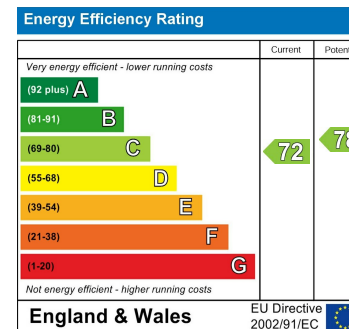
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

263.57 m²

2837.03 ft²

Reduced headroom

0.37 m²

3.98 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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