

martin-thornton.com
01484 508000



**Clough Park, Fenay Bridge
Huddersfield,**

Offers over £350,000

This four-bedroomed detached family home offers flexibility with ground and first floor bedrooms. The property is conveniently positioned for local amenities, particularly well regarded schooling and enjoys a southerly rear aspect with fabulous views across the valley to Storthes Hill and Farnley Tyas. The accommodation comprises an entrance hallway, large living room with access to the patio, dining room with archway to kitchen, two ground floor double bedrooms and bathroom. On the first floor are two further double bedrooms, a large dressing room and bathroom incorporating a wet room style showering area. The property has a gas fired central heating system and uPVC double glazing. Externally, the property has the advantage of front and rear driveways with extensive parking and an attached garage. The rear garden has been redesigned to take full advantage of the southerly aspect with a large patio area. An early inspection is advised.

Clough Park, Fenay Bridge Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

Clough Park, Fenay Bridge Huddersfield, Details



Entrance Hallway



An external composite door with opaque glazed panels gives access to the entrance hallway where a staircase rises to the first floor accommodation. There is a useful storage cupboard, a radiator and a timber and glazed sliding doors leading to the living room.

Living Room



This light and bright reception room benefits from a southerly aspect with long distance views from a large uPVC window and a stable style uPVC door. The room can accommodate a good amount of furniture, has coving to the ceiling and a radiator. An archway leads through to the dining room.

Dining Room



This room enjoys a dual aspect with a series of three uPVC side windows and a window with a southerly aspect and views toward the golf course. The room can easily accommodate a large formal dining table and additional furniture. Access is also available from the entrance hallway. An archway leads through to the kitchen.

Kitchen



The kitchen has wall cupboards, base units, working surfaces with tiled surrounds and a one-and-a-half bowl stainless steel sink. Integrated appliances include an oven, hob, canopy style filter hood and dishwasher. The boiler for the central heating installation is concealed within this room. There is plumbing for an automatic washer and space for a freestanding American style fridge freezer. The room has floor tiling and a uPVC window.

Clough Park, Fenay Bridge Huddersfield,

Details



Bedroom Four



This ground floor double bedroom has a uPVC window, plenty of space for fitted or freestanding furniture and a radiator.

Bedroom Three



This second ground floor double bedroom also has a uPVC window, plenty of space for fitted or freestanding furniture and a radiator.

Bathroom



The good sized bathroom has Travertine styling to the majority of walls and similar floor filing. The white bathroom suite comprises a timber panelled bath with a curved shower screen and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There are two opaque uPVC windows and a radiator.

First Floor Accommodation

From the hallway, a staircase rises to the first floor where there is a useful shelved linen cupboard.

Bedroom Two



This double bedroom is positioned at the rear of the property. From its elevated position, via a uPVC window, it takes full advantage of the southerly aspect and long distance views towards the Woodsome Valley and the golf

Clough Park, Fenay Bridge Huddersfield,

Details



course. There is access to storage within the eaves, space for fitted or freestanding furniture and a radiator.

Dressing Room



This large area has built-in wardrobes, shelved cupboards and a door that leads to bedroom one.

Bedroom One



This large Master bedroom has access to eaves storage on either side, a Velux window within the angled roofline and a radiator. There is space for freestanding furniture and an adjoining dressing room.

Bathroom



The bathroom is accessed from the dressing room and can be utilised as an en suite to the master bedroom or as a family bathroom. The four-piece suite comprises a bath with centrally positioned taps, a wall-mounted wash hand basin, a low-level WC and a walk-in shower area with a glazed screen and a wall-mounted shower fitting. There are two alcoves within the tiling for toiletries, a soak-away style floor drain and an upright chrome ladder style radiator. The room has an opaque uPVC window and an extractor fan. There is floor tiling and appropriate wall tiling.

External Details



At the front of the property is a tarmac area providing parking and adjoining this is a driveway providing further parking and access to the garage. There is a rockery garden area to the front with shrubs which continues around to the left hand side where there is a gravelled seating area. A wide flagged pathway continues to a timber gate leading to the rear of the property, which enjoys a southerly aspect. There is a wide paved seating area that can be accessed from the uPVC and glazed door within the living room. A lower section of garden has coloured gravel/slate and a timber gate from the patio provides access to steps that lead down to the second driveway, providing side-by-side parking for several vehicles. The gardens have been designed for ease of maintenance with railway style sleepers, coloured gravel and perimeter fencing.

Garage

Clough Park, Fenay Bridge Huddersfield,

Details



The garage has an up-and-over Hormann door, a rear personal uPVC door, power and lighting.

Clough Park, Fenay Bridge Huddersfield,

Directions

