

bramleys

For Sale

**17 STATION ROAD
FENAY BRIDGE
HUDDERSFIELD
HD8 0AA**

RESIDENTIAL SALES

£199,950



- **3 BEDROOMS**
- **2 RECEPTION ROOMS**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **IDEAL FOR THE YOUNG AND GROWING FAMILY**
- **MODERN FITTED KITCHEN, BATHROOM AND WET ROOM**
- **OFF ROAD PARKING TO FRONT**



Having spacious gardens to the rear and being beautifully presented internally, this substantial stone built 3 bedroom terraced property would ideally suit the young and growing family or professional couple alike. Situated in the highly sought after residential area of Fenay Bridge and boasting features such as exposed rustic brick work and stone fireplaces, together with modern conveniences such as gas fired central heating, uPVC double glazing, a fitted kitchen with integrated appliances and granite work surface and fitted bathroom. Externally the property has off road parking to the front and a generous enclosed rear garden with patio seating areas and lawn. An early viewing is essential to appreciate the size, quality and position of this outstanding family home. Energy Rating: TBA

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

Having a central heating radiator.

Lounge

4.67m x 3.66m (15'4" x 12'0")

This spacious reception room has a feature rustic brick chimney breast with heavy stone mantel beneath which houses the gas and coal effect stove. There is wood effect laminate flooring, central heating radiator and a uPVC double glazed window.

Kitchen

4.62m x 1.96m (15'2" x 6'5")

Being fitted with a range of white modern high gloss wall and base units with granite working surface. There are a range of integrated appliances including gas hob with overhead extractor fan and light, built-in double oven and grill, dishwasher and waste disposal. The kitchen also has a twin bowl sink unit, uPVC double glazed window and contemporary style radiator.



Sitting Room

4.57m x 3.00m (15'0" x 9'10")



Sitting Room

Having a central heating radiator and uPVC double glazed window, gas and pebble effect living flame fire with stone hearth, surround and mantel.

FIRST FLOOR:

Landing

Master Bedroom

4.57m x 3.05m max. inc en suite (15'0" x 10'0" max. inc en suite)

Being fitted with a central heating radiator and uPVC double glazed window. There is an archway leading to the en suite wet room.



En suite Wet Room

Furnished with a concealed flush WC, vanity wash basin and shower with rainwater head. There is a chrome ladder style radiator, fully tiled walls and fully tiled floor.



Bedroom 2

3.96m x 2.06m plus entrance (13'0" x 6'9" plus entrance)
Having feature exposed stone work, central heating radiator and a uPVC double glazed window.



Bedroom 3

2.74m x 2.46m (9'0" x 8'1")
Having a central heating radiator and uPVC double glazed window.



Bathroom

Furnished with a 3 piece white suite incorporating concealed cistern WC, wall hung sink, tiled bath with shower and rainwater style shower head. There are part tiled walls, a uPVC double glazed window, chrome ladder style radiator, inset ceiling spotlights and an extractor fan.



OUTSIDE:

To the rear of the property there are spacious gardens which comprise of a rockery, flagged patio, extensive lawns, mature borders and is fully enclosed by conifer hedging and timber fencing.



COUNCIL TAX BAND:

B

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

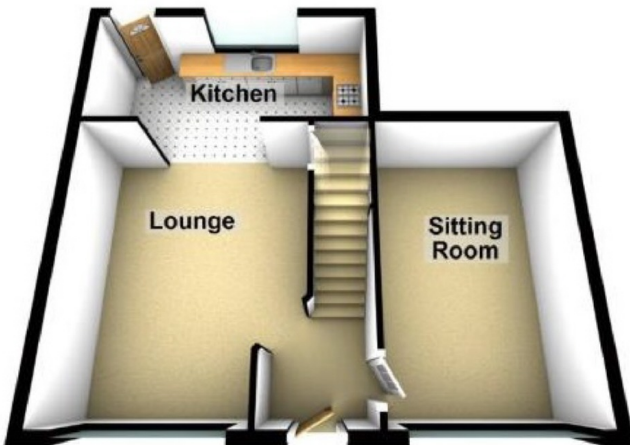
ON-LINE CONVEYANCING SERVICES:

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.

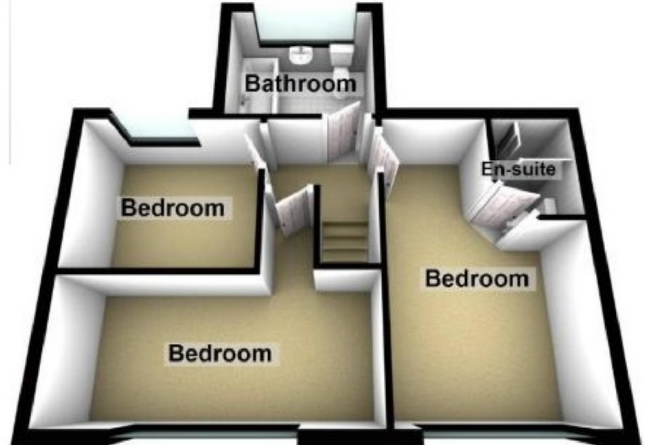
DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo bear right into Penistone Road (A629) and continue past Morrisons supermarket. After reaching Harvey Bar and Restaurant turn left into Station Road where the property can be found on the left hand side identified by a Bramleys for sale board.

Ground Floor



First Floor



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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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