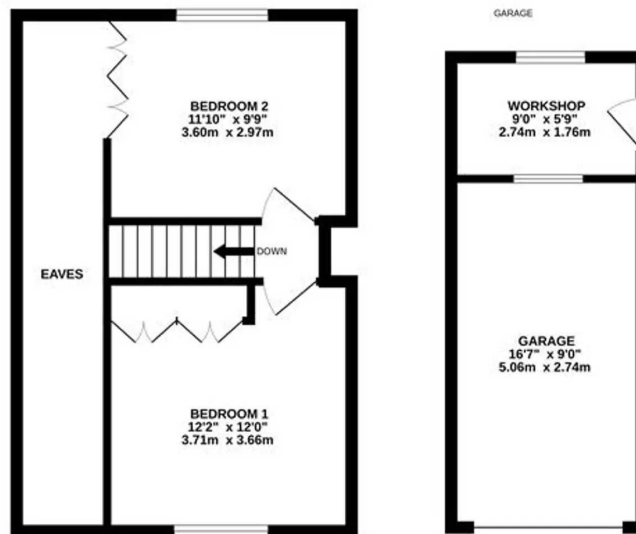
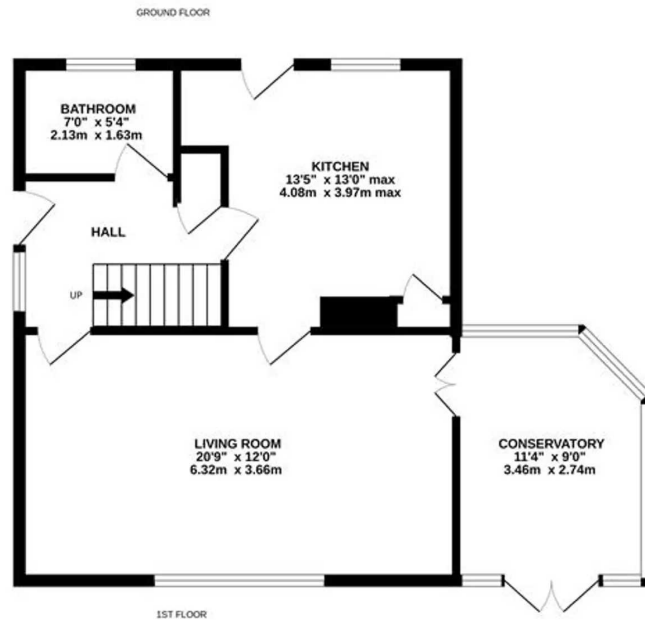




**15 Rowley Lane, Fenay Bridge**  
Huddersfield, HD8 0JN

Offers Over **£265,000**





ROWLEY LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 15 Rowley Lane

Fenay Bridge, Huddersfield

IN A LOVELY LOCATION SET WELL BACK FROM THE ROAD AND IN A GROUP OF THREE PROPERTIES, NUMBER 15 ENJOYS A SHARED DRIVEWAY PROVIDING ACCESS FOR THE NEIGHBOURS. WITH LOVELY GARDENS PARTICULARLY TO THE FRONT THIS DETACHED TWO BEDROOM HOME HAS AN ACCOMODATION WHICH IS SURE TO PLEASE.

In brief the property comprises of entrance hall with staircase leading up to the first-floor landing, house bathroom, large lounge leading into the attractive sun room, open plan dining kitchen room, two double bedrooms to the first floor with lovely views to both the front and rear. There is a stone flagged driveway, garage and workshop and a huge amount of potential particularly regarding dormers providing extra space if deemed necessary. In a lovely position, set back from the road overlooking Woodsome Valley.

Tenure Freehold.

Council Tax Band D.

EPC Rating E.





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a timber and glazed door with window to the side which leads through to the entrance hallway. The entrance hallway is of a good size and has a staircase with timber handrail rising up to the first floor landing and useful cloaks cupboard. A timber and glazed door leads through to the lounge.

### LOUNGE

The lounge as the photography suggests is a particularly large room. It has two ceiling light points, a beautiful bay window giving a stunning view out over the properties gardens and of the woodland. The bay window provides the room with a large amount of natural light. There is a fireplace with raised hearth and stone backcloth being home for a gas fire. There is coving to the ceiling and twin timber and glazed doors provide access to the garden room/sunlounge.





**GARDEN ROOM/SUNROOM**

The garden room/sunroom has glazing to three sides and has twin UPVC glazed doors providing direct access out to the terrace which enjoys views over the property's gardens and beyond. There is a wall of exposed stone, a central heating radiator and two ceiling light points.



### **OPEN PLAN DINING KITCHEN**

The open plan dining kitchen has a lovely outlook over the properties rear gardens courtesy of a bay window with a UPVC and glazed door to one side. The kitchen is fitted with a wealth of units of both the high and low level with a large amount of work surfaces. There is an inset stainless steel sink unit with mixer tap over, plumbing for an automatic washing machine, a gas cooker point with gas hob and an integrated fridge and freezer unit. The kitchen also benefits from useful storage cupboards which are appropriately shelved. This is where the Worcester central heating boiler can be found.

### **DOWNSTAIRS BATHROOM**

The downstairs bathroom is fitted with a three-piece suite in white comprising of a low-level w.c, pedestal wash hand basin and cast-iron bath. There is a myra shower screen over, appropriate tiling to the splash areas, a large obscure glazed window and central ceiling light point.





## FIRST FLOOR

### FIRST FLOOR LANDING

The staircase as previously mentioned is of timber with polished timber handrails and rises to the first-floor landing. The landing provides access to the following:

### BEDROOM ONE

A large double bedroom with a bank of inbuilt wardrobes and a large, double-glazed window providing a stunning view out over the property's gardens and beyond towards the Woodsome valley. The room has a central ceiling light point and under eaves access.





## **BEDROOM TWO**

Bedroom two is a good sized double room with useful under eaves storage cupboards. There is a window which provides a pleasant view out over the properties enclosed rear gardens.



## GARDEN

Externally, the property has a private, flagstone driveway which provides parking for at least two vehicles and provides access to the detached single garage. The garage has an up-and-over door and a window to the rear, providing natural light via the attached workshop area. The property's gardens and grounds are much larger than might first be imagined. To the front of the property, across the shared driveway, is an exceptionally large lawned garden with shrubbery and trees. There is a paved sitting out area bordering onto the woodland and providing an outlook towards the Woodsome Valley. The garden area has a huge amount of potential and is ideal for keen gardeners. As you approach the property from the driveway, there is a further lawned garden to the right hand side with a hedged border, as well as a terrace which is ideal for sitting out. There is also a raised area to the front providing an especially pleasant outlook. To the rear of the property, there is a delightful, enclosed garden area which comprises of a large, flagged terrace with well-established boundaries and lawn area. Steps leads up to a further garden where there is a greenhouse and a flagged sitting out area providing a long-distance view out over the property and beyond.









#### ADDITIONAL INFORMATION

it should be noted that the property has gas fired central heating, external lighting and alarm system.

#### VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

#### BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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#### OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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