



Applegate  
Properties



- Modern Townhouse
- Three storey living
- Versatile three bed interior
- Private garden & garage

## **The Courtyard, Fenay Bridge, Huddersfield, HD8 0FT** **Offers in the region of £220,000**

A modern three bedroom three storey townhouse with garage, gardens and private wooded aspect to rear in prime cul-de-sac position on desirable development.



## PROPERTY DESCRIPTION

Discover this immaculately maintained, modern townhouse, a symbol of contemporary living, situated at the head of a tranquil cul-de-sac. This exceptional property provides versatile three-bedroom, two-bathroom accommodation across three well-designed floors, perfect for the needs of a growing family. The interiors of each room reflect sophistication and comfort, finished to a high standard with quality fixtures and fittings. The home includes a secure garage and additional parking space, ensuring ample room for vehicles. The private rear garden, bordered by a picturesque wooded area, offers a serene retreat for relaxation and family activities.

Strategically located close to highly regarded schools, the property is ideal for families seeking excellence in education and community living. Local supermarkets and village amenities are just a stone's throw away, adding convenience to everyday life. The ground floor's versatile layout adapts to various needs, while the upper floors host the bedrooms, with the master suite featuring an en-suite bathroom for added luxury. This delightful home is sure to impress, offering a blend of modern comfort and natural beauty, and is not just a residence but a lifestyle choice. Ideal for families, it's a place of tranquillity and convenience, a home to be proud of.

EPC: C

Tenure: Freehold

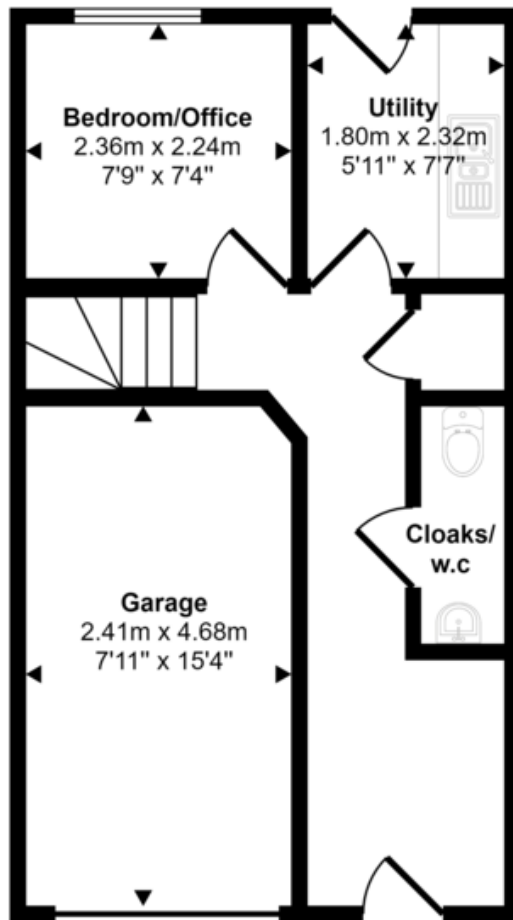
Council Tax: C

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification





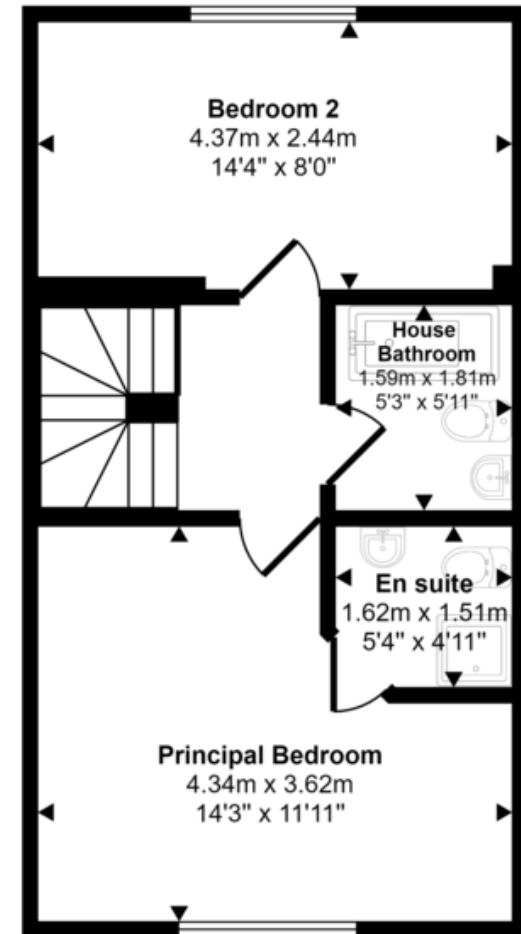
Approx Gross Internal Area  
106 sq m / 1145 sq ft



Ground Floor  
Approx 35 sq m / 381 sq ft



First Floor  
Approx 35 sq m / 379 sq ft



Second Floor  
Approx 36 sq m / 385 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED