

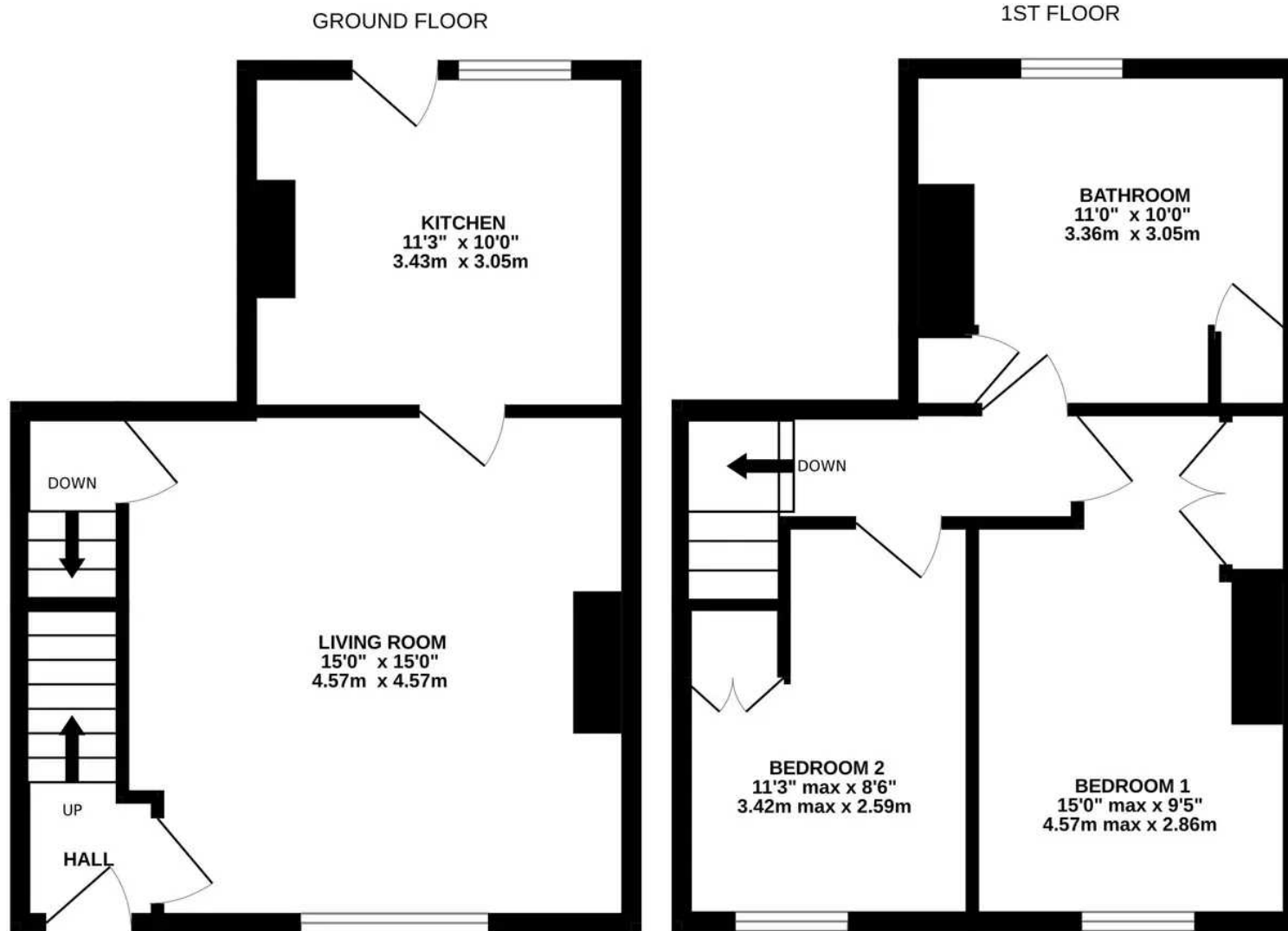


## 2 Spa Terrace, Fenay Bridge

Huddersfield, HD8 0BD

Offers in Region of **£200,000**





SPA TERRACE

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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## 2 Spa Terrace

Fenay Bridge, Huddersfield, HD8 0BD

TUCKED AWAY IN A BEAUTIFUL, TREE LINED SETTING IS THIS FABULOUS, PERIOD, STONE TERRACE PROPERTY OFFERING SPACIOUS ACCOMMODATION ACROSS TWO STOREYS. BRIMMING WITH CHARMING FEATURES AND ENJOYING PLEASANT OPEN ASPECT VIEWS OVER ROOF TOPS TO THE FRONT, THE PROPERTY IS NESTLED IN A LITTLE KNOWN LANE SITUATED IN THE SOUGHT AFTER AREA OF FENAY BRIDGE. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, WITH AN ABUNDANCE OF AMENITIES NEARBY AND IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN SO EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THIS GREAT OPPORTUNITY.

The property accommodation briefly comprises of entrance, lounge and breakfast kitchen to the ground floor. There is a useful lower ground floor cellar with two rooms for storage. To the first floor there are two double bedrooms and a generous proportioned bathroom (with ample space to split into a third bedroom and shower room subject to necessary consents, see attached proposed floorplan). Externally there is low maintenance, enclosed garden to the front, with a yard area to the rear which could be utilised as off street parking.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.







## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a multi-panel timber and glazed door with obscure glazed inserts. There is a ceiling light point, a radiator, and a staircase with decorative dado rail rising to the first floor. The entrance hall also features high-quality flooring, a multi-panel timber door providing access to the lounge, and a fabulous, double-glazed arched window with obscure glazed inserts above the front door which provides the entrance hall and stairway with a great deal of natural light.



## LOUNGE

The lounge is a generously proportioned, light and airy reception room which features fabulous, high ceilings with decorative coving and a decorative dado rail, and could be utilised as an open-plan living dining room. There is a central ceiling light point, a radiator, a bank of double-glazed arched windows to the front elevation, a multi-panel timber door which encloses a staircase descending to the lower ground floor, and a multi-panel timber and glazed door which provides access to the breakfast kitchen. The focal point of the room is the inglenook fireplace with fabulous cast-iron, living flame effect fireplace with timber lintel above, exposed brick cheeks, and set upon a raised brick hearth.

## BREAKFAST KITCHEN

The breakfast kitchen features fitted wall and base units with complementary work surfaces over, incorporating a one-and-a-half-bowl, stainless-steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with space and provisions for a gas cooker with ceramic splashback and canopy-style cooker hood over, plumbing for an automatic washing machine, and space for a tall standing fridge freezer unit. There is a window to the rear elevation, a multi-panel timber and glazed stable-style door providing access to the rear, a ceiling light point, a radiator, and an exposed inglenook fireplace which, with the appropriate works, could be utilised as a recess for a range cooker.





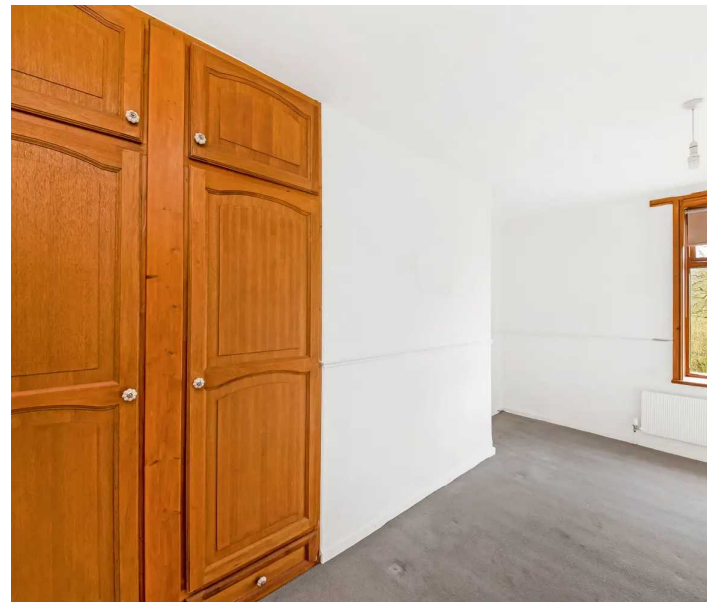
## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which features a decorative dado rail, a ceiling light point, a loft hatch providing access to a useful attic space, and multi-panel timber doors providing access to two double bedrooms and the house bathroom.

### BEDROOM ONE

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. The room features a decorative dado rail, a ceiling light point, a radiator, a telephone point, and a double-glazed hardwood window to the front elevation with pleasant open-aspect views over rooftops across the valley. Bedroom one is furnished with built-in, floor-to-ceiling fitted wardrobes with hanging rails, shelving and drawer units in situ.





## BEDROOM TWO

Bedroom two is another double bedroom which enjoys a great deal of natural light. There is a decorative picture rail, a double-glazed hardwood window to the front elevation offering pleasant open-aspect views, a ceiling light point, a radiator, and a bespoke fitted unit over the bulkhead for the stairs which provides cupboards and display shelving with recessed spotlighting above.

## HOUSE BATHROOM

The house bathroom is a fabulously proportioned space which is furnished with a white four-piece suite comprising of a quadrant-style shower cubicle with electric Mira Jump shower, a panel bath with showerhead mixer tap, a low-level w.c. with push-button flush, and a broad pedestal wash hand basin with chrome Monobloc mixer tap. There is tiled flooring and matching tiling to the splash areas and to dado height on the walls, a bank of double-glazed hardwood windows with obscure glass to the rear elevation, inset spotlighting, a chrome ladder-style radiator, and a fitted cupboard ideal for storage of toiletries and towels.





#### LOWER GROUND FLOOR

Taking the stone stairwell from the lounge, you reach the lower ground floor, which is a useful cellar area with fabulous Yorkshire stone flags, lighting and power in situ, and there is a light well to the front elevation which provides both ventilation and potential for a window. The first room (15'0" x 9'5") has a timber door which leads to the second area (9'7" x 5'0"), which again is an ideal space for additional storage.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a pleasant, low maintenance front garden which is predominantly laid with gravel, and features flower and shrub beds and a pathway which leads from the lane to the front door. There are part-stone wall and part-fence boundaries, and the overall setting and views from the front garden are pleasant, with a tree-lined backdrop and approach.

### REAR GARDEN

Externally to the rear, the property features a low maintenance yard area which can be utilised as off-street parking. Please note that there is pedestrian and vehicular access to the rear for neighbouring cottages.









**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:

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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.

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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**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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