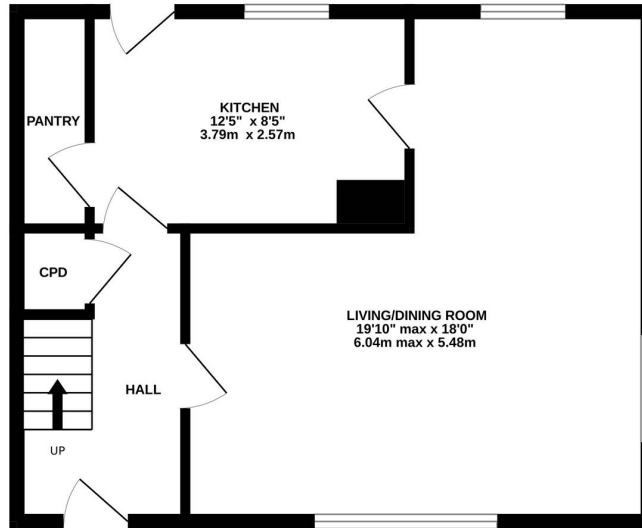




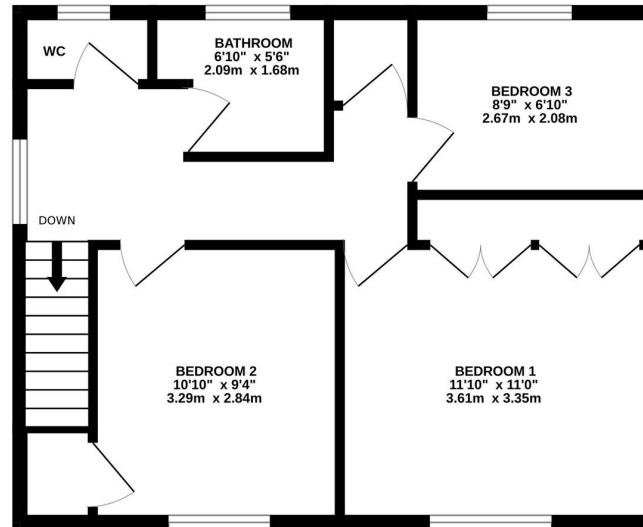
**69 Rowley Lane, Fenay Bridge**  
Huddersfield, HD8 0JG

Offers in Region of **£390,000**

GROUND FLOOR



1ST FLOOR



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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## 69 Rowley Lane

Fenay Bridge, Huddersfield, HD8 0JG

OCCUPYING A GENEROUS PLOT AND BRIMMING WITH OPPORTUNITY IS THIS SPACIOUS, DETACHED FAMILY HOME, NESTLED IN A FABULOUS TREE-LINED SETTING IN THE SOUGHT-AFTER VILLAGE OF LEPTON. THE PROPERTY HAS MASSES OF POTENTIAL AND IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE OPPORTUNITY ON OFFER.

The property accommodation briefly comprises of kitchen, open-plan living/dining room and inner hallway to the ground floor. To the first floor there three bedrooms, the house bathroom and a separate WC. Externally the property boasts a tarmacadam hardstanding leading to the attached garage. The beautiful grounds of the property extend to all sides and is laid predominately to lawn with tree-lined surround and well stocked borders.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE HALL

11' 0" x 6' 6" (3.35m x 1.98m)

Enter into the property through a multi-panel timber and glazed front door with obscure glazed inserts. The entrance hall features an adjoining bank of windows to the front elevation with obscure glass, a ceiling light point, a radiator, a staircase with wooden banister rising to the first floor, a useful understairs cupboard, and doors providing access to the fabulous open-plan living dining room and the kitchen.

### OPEN-PLAN LIVING DINING ROOM

18' 0" x 19' 10" (5.49m x 6.05m)

The open-plan living dining room is a generously proportioned, light and airy, triple aspect reception room, featuring banks of hardwood windows to the front, side and rear elevations. The living area features two ceiling light points, decorative coving, two radiators, and the focal point of the room is the living flame effect gas fireplace with stone inset and raised natural slate tiled hearth. The living area leads seamlessly into the dining area, which features decorative coving to the ceiling, a ceiling light point, a radiator, and a multi-panel door providing access to the kitchen.





#### **KITCHEN**

12' 5" x 8' 5" (3.78m x 2.57m)

The kitchen features a range of fitted wall and base units with complementary rolled-edge work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap over. There is an electric cooker point, tiling to the splash areas, a ceiling light point, a radiator, space and provisions for an automatic washing machine, and an undercounter fridge unit. There is a bank of hardwood windows to the rear elevation, providing views across the property's gardens, a multi-panel timber door providing access to the understairs boiler cupboard, and an external multi-panel timber and glazed door providing direct access to the rear gardens.

#### **UNDERSTAIRS CUPBOARD / PANTRY**

8' 0" x 2' 8" (2.44m x 0.81m)

The understairs cupboard houses the property's wall mounted combination boiler and features a fitted work surface and a window with obscure glass to the rear elevation. This space is currently utilised as a walk-in pantry and cloaks cupboard but could be utilised as a utility area, subject to necessary works. There is a ceiling light point, fitted shelving, and plug points.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing, which features a window to the side elevation which provides a great deal of natural light. There are two ceiling light points, a radiator, a loft hatch providing access to a useful attic space, and multi-panel timber doors providing access to three well-proportioned bedrooms, the house bathroom and separate w.c. A door also encloses the hot water cylinder cupboard which features fitted shelving.

### BEDROOM ONE

11' 10" x 11' 0" (3.61m x 3.35m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of hardwood windows to the front elevation, offering pleasant views across the property's gardens and beyond, a ceiling light point, a wall light point, a radiator, and banks of fitted wardrobes with hanging rails and shelving in situ.

### BEDROOM TWO

9' 4" x 10' 10" (2.84m x 3.30m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a telephone point, a useful built-in cupboard over the bulkhead for the stairs which is utilised as a fitted wardrobe with overhead cupboard, and a bank of windows to the front elevation, providing pleasant views across the property's gardens.





### **BEDROOM THREE**

6' 10" x 8' 9" (2.08m x 2.67m)

Bedroom three is situated to the rear of the property and features a bank of hardwood windows to the rear elevation. There is a ceiling light point and a radiator.

### **HOUSE BATHROOM**

5' 6" x 6' 10" (1.68m x 2.08m)

The house bathroom features a two-piece suite which comprises of a panel bath with electric Mira Sport shower over and glazed shower guard, and a pedestal wash hand basin with chrome taps. There is tiling to the splash areas, a ceiling light point, a radiator, and a window to the rear elevation with obscure glazed inserts.

### **SEPARATE W.C.**

The separate w.c. features a low-level w.c. and an obscure glazed window to the rear elevation.





## EXTERNAL

### GARDEN

The property enjoys wrap-around lawn gardens with well-stocked flower, shrub and tree borders, and attractive dry stone wall boundaries. There are external light and security lights. A flagged pathway leads around the side of the property to the door canopy, where there is a ceiling light point. The gardens also enjoy pleasant views whilst being completely private.

### DRIVEWAY

The property features a tarmacadam hardstanding which is accessed off Rowley Hill, with a turning area which leads to the attached single garage and the rear of the property.

### GARAGE

Single Garage





## **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.**

**FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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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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