

bramleys



Fenay Croft
80 Station Road
Fenay Bridge
Huddersfield
HD8 0AD

£350,000

Professionalism with Independence



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Being immaculately presented throughout is this substantial 4 bedroomed detached property. Having extensive accommodation over 2 floor levels, the property forms an ideal purchase for the family buyer. Having under floor heating to the majority of the ground floor, gas fired central heating to the first floor and sealed unit double glazing. Situated in the sought after residential area of Fenay Bridge, the property has access to local amenities, well regarded local schooling, Lepton village nearby and is approximately 4 miles from Huddersfield Town Centre. This well presented family home requires an internal inspection to appreciate the accommodation which comprises: entrance hall, lounge, dining kitchen, family room, first floor landing, 4 bedrooms, en suite to master and family bathroom. Externally, there is a driveway to the front providing off road parking and to the rear there is an enclosed garden area comprising of lawn, decked seating area with views and a south easterly aspect. Energy Rating: C

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a solid oak external door into;

Entrance Hall

Having a slate tiled floor with under floor heating, ceiling spotlights and exposed beams.

Lounge

5.41m x 3.68m (17'9" x 12'1")

This generously proportioned reception room enjoys a great deal of natural light through a set of sealed unit double glazed French doors to the rear and sealed unit double glazed windows to the front elevation. The main focal point of this room is a stone fireplace with an inset multi fuel stove, backdrop and hearth. There is also a solid oak floor with under floor heating, ceiling spotlights and exposed beams.



Kitchen/Breakfast Room

5.44m max. /3.81m min. x 4.17m max. /2.36m min. (17'10" max. / 12'6" min. x 13'8" max. / 7'9" min.)



A most spacious L-shaped kitchen comprising a range of matching solid wood wall and base units with working surface over. Having space for a gas range style cooker with overhead extractor and stainless steel splash back. There is an integrated dishwasher, fridge, freezer, larder cupboard, slate tiled flooring with underfloor heating, a double bowl ceramic sink with mixer tap, ceiling spotlights, exposed beams, part tiling to the walls, 2 sealed unit double glazed windows and an under stairs storage cupboard.



Utility

2.18m x 1.65m (7'2" x 5'5")

Having a continuation of the units from the kitchen. There is space and plumbing for an automatic washing machine, a wall mounted combination boiler and slate tiling to the floor with under floor heating.

Family Room

5.59m x 3.71m (18'4" x 12'2")

This generously proportioned reception room has ceiling spotlights, a sealed unit double glazed window to the front elevation and French doors to the rear. There is wood effect flooring, a central heating radiator and exposed beams.



WC

Comprising a 2 piece white suite incorporating low flush WC, pedestal wash hand basin, part Travertine tiling to the walls, slate tiled floor with under floor heating, sealed unit double glazed window, ceiling spotlights and extractor fan.

FIRST FLOOR:

Landing

Having under eaves storage, ceiling spotlights, a Velux window and central heating radiator.

Bedroom 1

3.78m x 3.66m inc. robes (12'5" x 12'0" inc. robes)

Located to the front of the property, having 2 fitted wardrobes, solid oak flooring, central heating radiator, uPVC double glazed window and ceiling spotlights.



En Suite Shower Room

Comprising a modern 3 piece white suite incorporating low flush WC, a circular wash hand basin with mixer tap and vanity cupboard beneath, a quadrant style mid shower cubicle with thermostatic mixer shower over, Travertine tiling to the walls and floor, chrome ladder style central heating towel rail, Velux window and ceiling spotlights.



Family Bathroom

Comprising a 3 piece white suite incorporating low flush WC, pedestal wash hand basin and free standing roll top bath with mixer tap. There is Travertine tiling to the walls and floor, ceiling spotlights, central heating radiator, a feature sealed unit double glazed arched window and extractor fan.



Bedroom 2

4.45m x 3.71m (14'7" x 12'2")

Having a central heating radiator and sealed unit double glazed window.



Bedroom 3

3.18m x 2.29m (10'5" x 7'6")

Having a central heating radiator, sealed unit double glazed window with far reaching views and ceiling spotlights.



Bedroom 4

3.18m x 1.96m (10'5" x 6'5")

Having a central heating radiator, Velux window, under eaves storage and solid oak flooring.



OUTSIDE:

To the front of the property there is a Yorkshire stone flagged driveway providing off road parking. To the rear there is a section of lawned garden, a decked seating area and a stone flagged barbecue area with stone built barbecue.



COUNCIL TAX BAND:

D

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.**

RELATED SALE DISCOUNT:

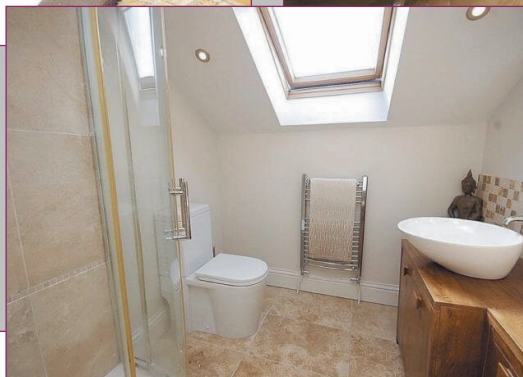
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

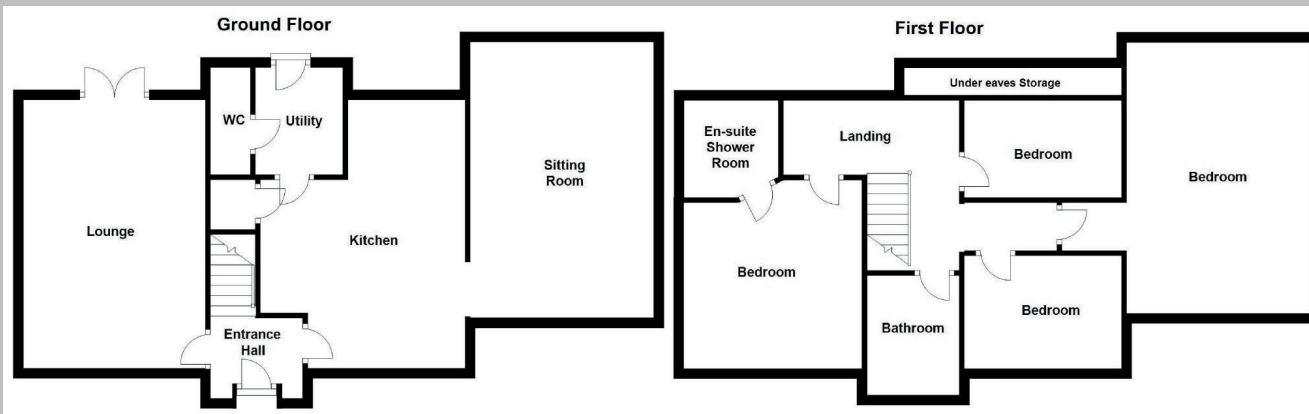
ON-LINE CONVEYANCING SERVICES:

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 on the A629 Wakefield Road passing the Sainsburys supermarket and continue along this road passing through the traffic lights at Aspley, Moldgreen and Golcar and at the Waterloo traffic lights bear right onto Penistone Road past the Morrisons supermarket on the left hand side and shortly after passing The Star public house take a left hand turning into Station Road and No.80 Can be found on the right hand side identified by a Bramleys for sale board.





Energy Performance Certificate

80, Station Road, Fenay Bridge, HUDDERSFIELD, HD8 0AD

Dwelling type: Detached house Reference number: 8366-7221-4280-1775-3996
 Date of assessment: 15 September 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 September 2016 Total floor area: 139 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,033
Over 3 years you could save	£ 312

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 240 over 3 years	
Heating	£ 2,196 over 3 years	£ 2,238 over 3 years	
Hot Water	£ 357 over 3 years	£ 243 over 3 years	
Totals	£ 3,033	£ 2,721	<div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"> You could save £ 312 over 3 years </div>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£200	£ 201	<input type="checkbox"/>
2 Solar water heating	£4,000 - £6,000	£ 111	<input checked="" type="checkbox"/>
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 768	<input checked="" type="checkbox"/>

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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:

- 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.
- 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 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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