

41 Hanby Close,
Fenay Bridge HD8 0FZ

OFFERS IN EXCESS OF
£375,000



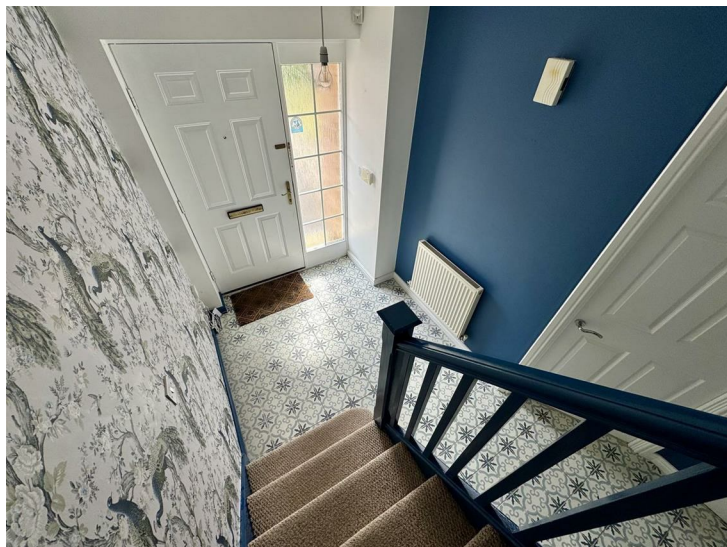
A STYLISH AND EXTREMELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WHICH BOASTS VERSATILE LIVING ACCOMMODATION, DRIVEWAY AND AN INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door in to a welcoming entrance hallway with attractive tile flooring underfoot, plenty of space for furniture and for hanging coats. This lovely space guides you through the downstairs and has a useful storage cupboard perfect for household items, doors lead to the living room, dining room, dining kitchen, ground floor W.C and integral garage. Stairs with a timber balustrade ascend to the first floor landing.



LIVING ROOM 15'10" x 13'9" max

Located to the rear of the property is this generously sized family lounge, elegantly decorated and with an abundance of space for living room furniture. A marble fireplace houses a pebble effect gas fire giving a lovely focal point to the room and patio doors with side windows open to the rear garden. A door leads back to the entrance hallway.



DINING KITCHEN 18'8" x 10'4" max

This fabulous dining kitchen is fitted with pale lilac wall and base units, an inset composite sink with mixer tap over, contrasting black quartz work surfaces and finished with matching upstands. Integrated appliances include electric oven and four ring induction hob with extractor fan overhead and a dishwasher. There is space for a freestanding fridge freezer and a storage island provides space for informal dining and entertaining. Stylish tiled flooring flows underfoot, patio doors flood the room with natural light, open out to the rear garden and a door leads to the entrance hallway.



DINING ROOM 11'1" x 9'0" max

Positioned to the front of the property is the dining room which could alternatively be used as a playroom, snug or a fifth bedroom if desired. Two windows overlook the front garden and there is plenty of space for free standing furniture. Laminate flooring flows underfoot and a door leads to the entrance hallway.



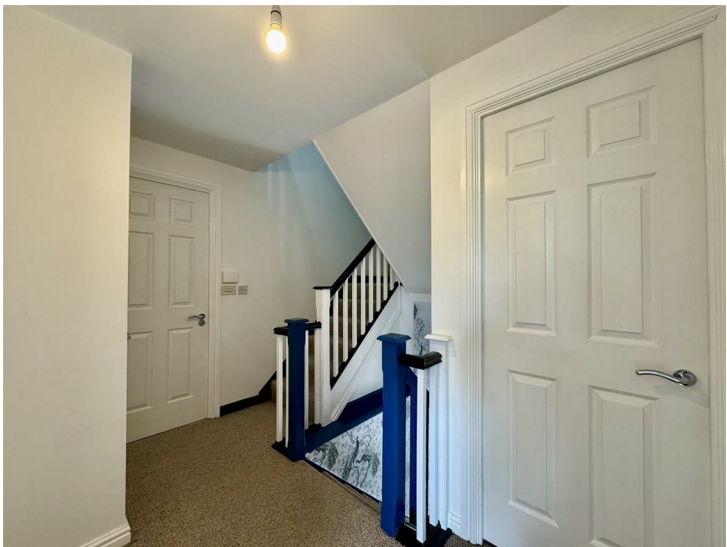
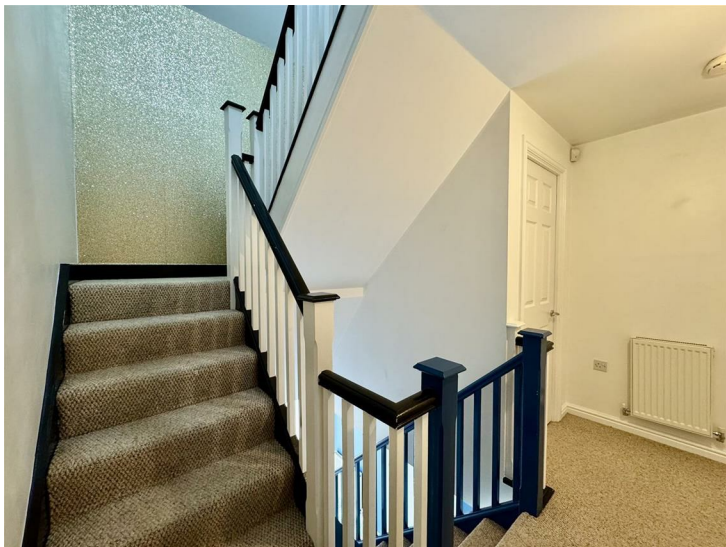
GROUND FLOOR W.C 7'3" x 3'5" max

This handy W.C is fitted with a white back to wall toilet unit and a pedestal sink basin with mixer tap. The walls are partially covered with mosaic tiles and the floor finished with contrasting tiles, there is a side facing obscure glazed window and a door leads to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the hallway to the first floor split landing which has doors to three bedrooms, house bathroom and a storage cupboard housing the boiler, perfect for towels and linen. A spindle staircase leads to the third floor.



BEDROOM TWO 15'7" x 11'6" max

This generous bedroom has three windows which overlook the garden and street scene below. There is ample space for a variety of bedroom furniture and a walk in wardrobe. Doors lead to the ensuite shower room and to the landing.



ENSUITE SHOWER ROOM 8'5" x 8'2" max

Positioned off the bedroom and fitted with a modern white three piece suite including a double shower cubicle, low level W.C and pedestal hand wash basin with mixer tap. The walls are partially tiled and a front facing obscured glazed window completes the room.



BEDROOM THREE 12'4" x 10'8" max

Situated to the rear of the property with wonderful views over the garden, this well presented double bedroom has ample space for furniture and doors lead to the Jack and Jill shower room and landing.



BEDROOM FOUR 11'11" x 9'2" max

Another double bedroom overlooking the garden with space for bedroom furniture. Doors lead to the Jack and Jill shower room and through to the landing.



JACK AND JILL SHOWER ROOM 6'0" x 5'2" max

Easily accessible from bedroom three and four is this light and airy shower room which comprises of a low level W.C, pedestal hand wash basin with mixer tap and shower with glass screen. The room is partially tiled, has complimentary tiles underfoot and a rear obscure window.



BATHROOM 8'5" x 5'6" max

This modern house bathroom boasts a white three piece suite including bath, pedestal hand wash basin with mixer tap and a low level W.C The room is finished perfectly with wall tiles, complimentary floor tiles, spotlighting and an obscure window. A door leads to the landing.



SECOND FLOOR LANDING

Stairs ascend to the second floor landing and doors open to the Master bedroom and a study.

MASTER BEDROOM 15'9" x 14'7" max

Currently used as a games room This impressive bedroom benefits from four Velux windows which floods the room with light. There are spotlights to the ceiling and laminate flooring flows underfoot. Doors lead to the ensuite shower room and to the second floor landing.



ENSUITE SHOWER ROOM 9'8" x 6'3" max

Positioned in the corner of the bedroom is this convenient ensuite fitted with a 3 piece white suite including low level W.C, pedestal hand was basin with mixer tap and a corner shower cubicle. The room is partially tiled and has contrasting tiles to the floor. Spotlighting and a Velux window brightens the room.



STUDY 9'4" x 5'0" max

A great space for a home office, neutrally decorated with space for furniture, spotlights and a Velux window. A door leads to the second floor landing.



REAR GARDEN

To the rear of the property there is a beautiful fence enclosed garden which has a lawn and patio adjoining the property allowing for outdoor entertaining, plenty space for garden furniture and surrounded with well established shrubs and plants. There is versatile garden space down each side which lead to gates at the front of the property.



EXTERNAL FRONT GARAGE AND DRIVEWAY

To the front of the property there is a good size lawned garden enclosed in mature hedging, a drive offering parking for multiple vehicles which sits in front of an integral garage, having an electric door, power, plumbing for a washing machine and utility space.





***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

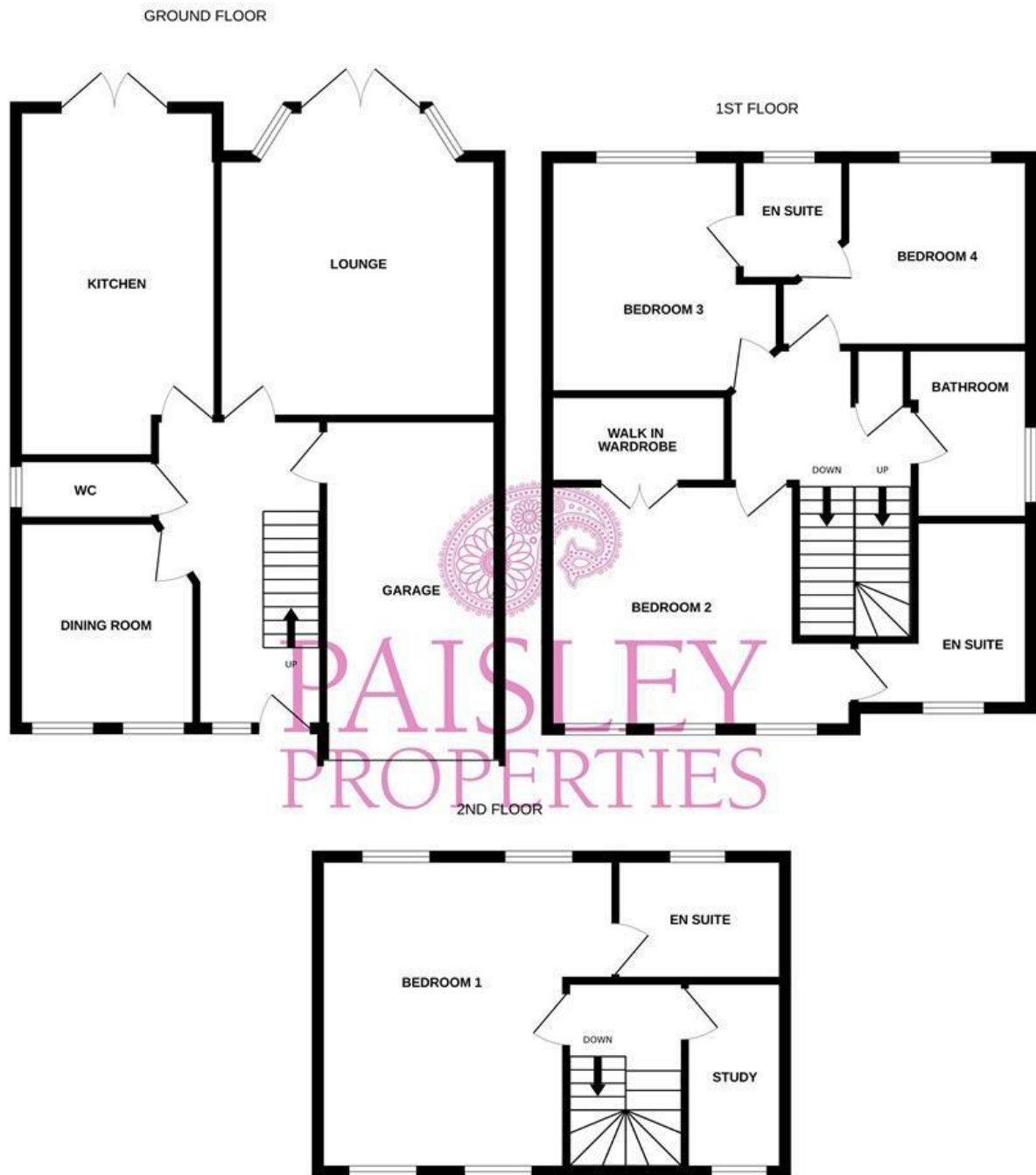
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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