66 Wakefield Road, Fenay Bridge HD8 0BJ

OFFERS AROUND £265,000

TUCKED AWAY FROM THE ROADSIDE AND SAT ON AN EXTREMELEY GENEROUS PLOT, THIS BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY BOASTS FANTASTIC VIEWS, A LARGE GARDEN, DOUBLE DETACHED GARAGE WITH WORKSHOP AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY PROPERTIES

DINING KITCHEN 14′5″ max to fitted cabinetry x 8′0″ apx

This stylish kitchen is fitted with a range of navy wall and base units with undercounter sensor lighting, contrasting granite work surfaces with tile splash backs and an inset porcelain sink and drainer with mixer tap over. Integrated appliances include a dishwasher, electric oven and four ring electric hob with extractor fan over. There is space for a fridge and plumbing for a washing machine. To one side is room for a small dining table and chairs if required, Dual aspect windows flood the room with light, spotlights adorn the ceiling and tile flooring completes the room. An external door opens to the driveway and a door leads through to the lounge diner.

LOUNGE DINER 17′5″ max x 13′8″ max

This generously sized reception room is beautifully decorated and has ample space for freestanding living and dining room furniture. The focal point of the room being the inset fireplace housing a lovely log burning stove. Understairs push cupboards provide excellent storage for household items. A timber staircase ascends to the first floor landing, a door leads through to the dining kitchen and patio doors open to the raised decking bringing the outside in.

FIRST FLOOR LANDING
A timber staircase ascends from the lounge diner to the first floor landing which has a side facing window, a hatch gives access to the fully boarded loft and doors lead through to two bedrooms and the house bathroom.

BEDROOM ONE 14′10″ max to wardrobes x 10′5″ max
Positioned to the front of the property, this neutrally decorated double bedroom oozes charm and boasts fantastic far reaching views over to Castle Hill from its two windows. There is space for bedroom furniture, a bank of fitted wardrobes and a bulk head storage cupboard. Original Parquet flooring flows underfoot and a door leads to the landing.

Mulberry

Mulberry

BEDROOM TWO 11′0″ max x 9′6″ apx
Another light and airy double bedroom located to the rear of the property with space for freestanding furniture and a door leads to the landing.

BATHROOM 7'8" apx x 6'11" apx
This attractive house bathroom has been recently fitted with a three-piece white suite, including a bath with waterfall shower over with glass screen, a vanity hand wash basin with mixer tap sat upon cabinetry and a low level W.C. The room is partially tiled with complimentary tiled flooring underfoot, spotlights to the ceiling, an obscure glazed side window and a door leads to the first floor landing.

OUSTSIDE SPACE
A raised decked area is accessed from the lounge diner and from the driveway. Providing a great entertaining space ideal for outdoor dining and with lovely views over the garden and countryside beyond.

At the bottom of the driveway is an extremely generous size lawned garden with ample space for garden furniture and numerous outbuildings if desired.

GARAGE AND DRIVEWAY
A driveway provides parking for multiple vehicles and a motorhome if required.

A double garage with an extended workshop has power, light, an up and over door and provides parking for two vehicles or plenty of space for storage. There is scope to convert into a home office, gym or an annexe with the relevant planning permissions.

VIEW

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Double 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

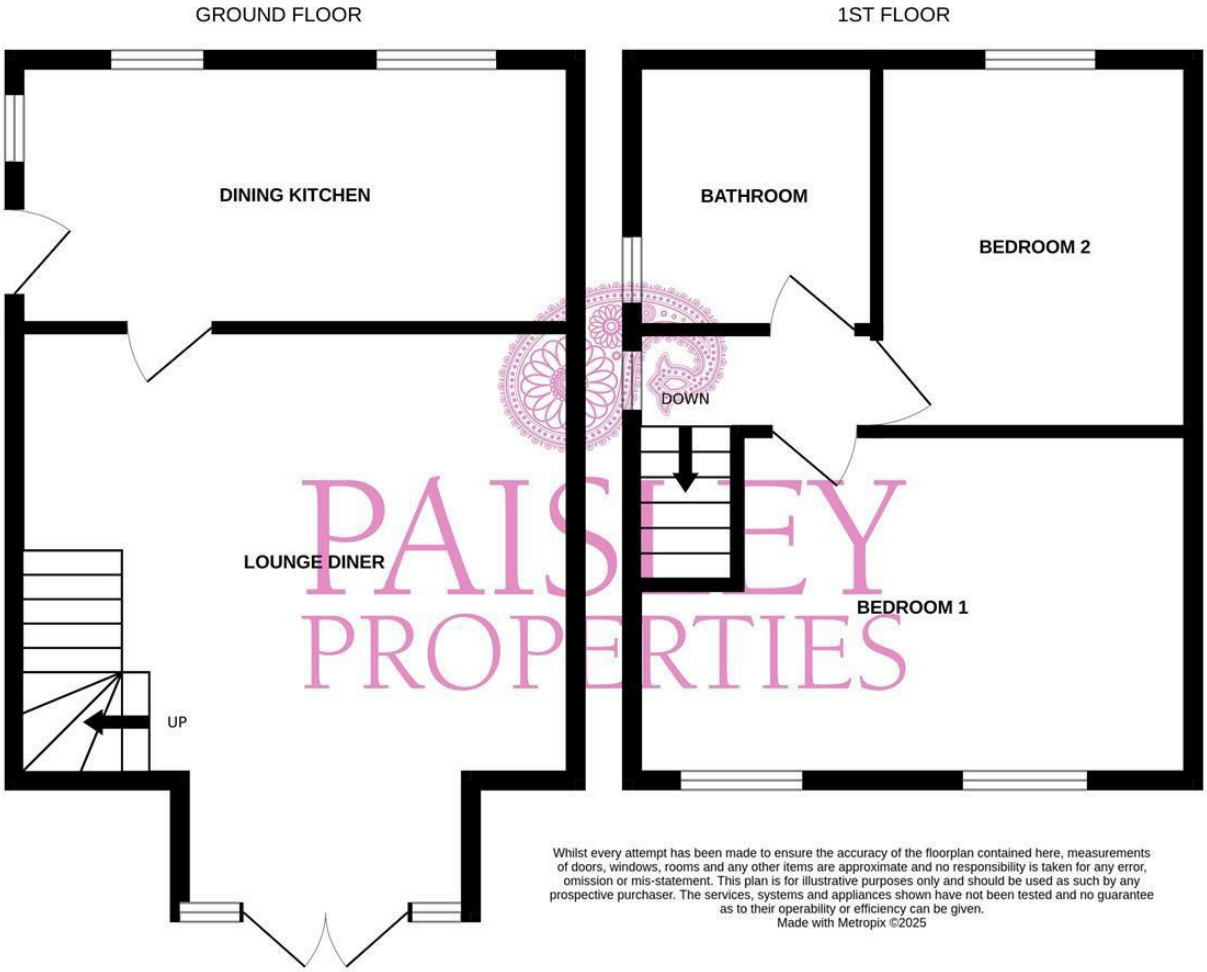
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.



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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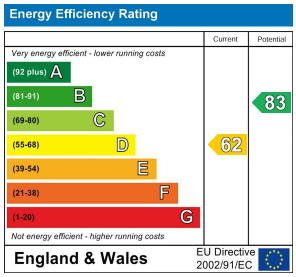

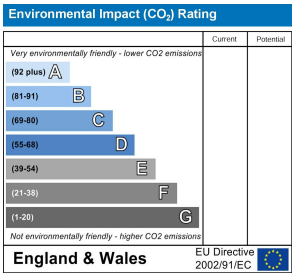

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