67 Clough Park,
Fenay Bridge HD8 0JH

£430,000

*****NO ONWARD CHAIN*****PRESENTED BEAUTIFULLY THROUGHOUT THIS DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED HOME HAS LANDSCAPED GARDENS TO THE FRONT AND REAR, LONG DRIVEWAY AND SINGLE DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALL
You enter the property through a part glazed composite door with side glazing into a wonderful and welcoming open entrance hallway which provides a view straight through the house to the living areas. There are doors leading to the downstairs W.C, utility room and storage cupboard, a staircase ascends to the first floor landing and there is attractive tile effect LVT flooring under foot.

DOWNSTAIRS W.C 4'7" apx x 4'0" apx
Tucked away to the side of the property is this handy ground floor cloakroom which is fitted with a hand wash basin and mixer tap sitting upon a vanity unit and a low level W.C. There is wood effect panelling to the lower walls, a black radiator and tile effect LVT flooring. A door leads to the entrance hall.

UTILITY ROOM 7'1" apx x 4'1" apx
Neatly positioned away from the living areas this utility room is fitted with roll top work surfaces, has space for a washing machine, houses the property's central heating boiler and has a rear facing obscure glazed window. There is tile effect LVT flooring under foot and a door opens to the entrance hall.

LIVING DINING KITCHEN 28′7″ max x 21′4″ max

This impressive open plan space is the perfect heart of the home and can comfortably accommodate a dining set and additional living room furniture. There are French glazed doors which open onto the patio, glazed double doors which open to the lounge, a front and side facing window, all of which allow an abundance of natural light in.
The room is tastefully decorated and has tile effect LVT flooring and spot lighting throughout.

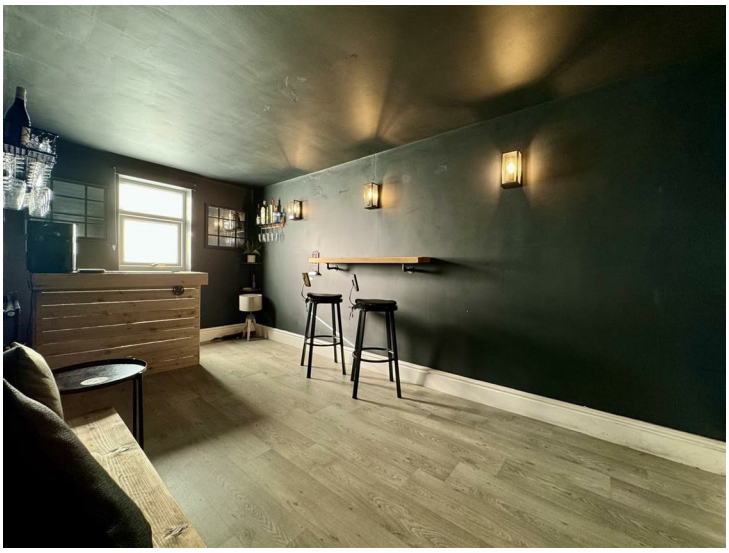
The stunning kitchen is fitted with a range of cream wall and base units, roll top work surfaces, a ceramic one and a half bowl sink and drainer with mixer tap and tile effect splash backs. There is an integrated single electric oven, four ring gas hob, a freestanding dishwasher and an American style fridge freezer. A sizeable island in contrasting green provides a place for informal dining and additional work surface.

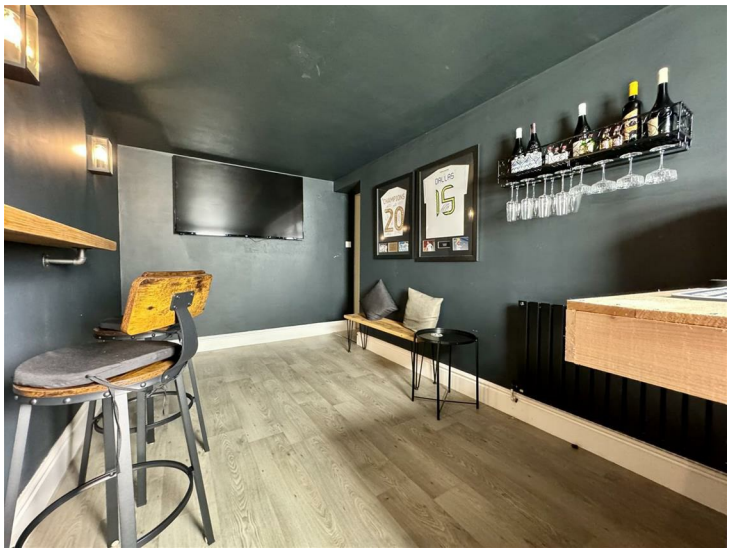
This part of the house is ideal for entertaining and family time.

Secret doors open to the second reception room.

LOUNGE 22′4″ apx x 11′5″ apx
Beautifully presented in neutral tones this room is also flooded with light courtesy of the large front facing window. There is ample space for a range of furniture and a feature fire place with stone and brick surround houses an electric stove and creates a lovely focal point. The double doors between here and the living dining kitchen can be fully opened to include the lounge in the sociable space or closed off to create separate haven.

SECOND RECEPTION ROOM 15′6″ apx x 7′11″ apx
Hidden away behind what looks like kitchen larder cupboard doors is this secret room. Currently used as a bar/cinema room this versatile room would make a fantastic snug, playroom, home office or hobby room. There is an obscure glazed window, laminate flooring and wall lighting.





FIRST FLOOR LANDING
Stairs rise from the entrance hall to the first floor landing. The landing has feature panelling to the lower half of the walls, a Velux window, spot lighting and doors leading to the four bedrooms, bathroom and store cupboard.

BEDROOM ONE 13′7″ + w′drobes x 12′2″ apx
Elegantly decorated and with a feature high angled ceiling, this principal king size bedroom has a bank of built in wardrobes, plenty of space for freestanding items, Velux window which allows natural light to cascade in and French glazed doors which open to the garden. Internal doors open to the en-suite and landing.

EN-SUITE 5′10″ apx x 5′10″ apx
Fitted with a modern three piece suite included corner shower cubicle with mains fed shower, vanity unit which sits below a hand wash basin and mixer tap, and a corner low level W.C this en-suite has PVC panelling to the walls, side facing window, spot lighting, a chrome heated towel rail and vinyl flooring. A door leads to the bedroom.

BEDROOM TWO 11′8″ apx x 9′9″ apx
Positioned to the front of the property, with far reaching views over rolling countryside from its window, this double bedroom enjoys pretty decor and also benefits from built in wardrobes. A door opens to the landing.

BEDROOM THREE 11′11″ apx x 8′4″ apx
Decorated in soft neutral tones with feature panelling to the walls this double bedroom sits to the rear of the property with an outlook over the garden. A door opens to the landing.

BEDROOM FOUR 9′11″ max x 9′8″ max
A fourth well proportioned bedroom this room has an angled ceiling, front facing window with gorgeous views, neutral decor and a door leading to the landing.

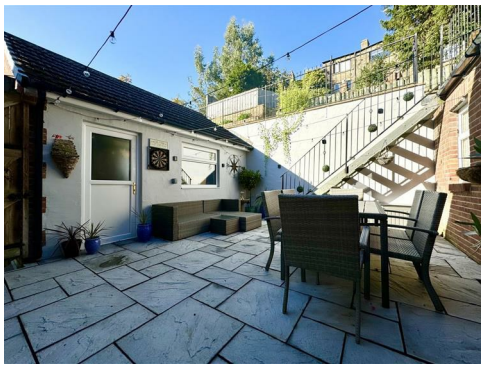
BATHROOM 7′1″ apx x 5′4″ apx
This luxurious bathroom is fitted with a contemporary three piece suite including a freestanding bath with gold floor standing tap and shower attachment, an attractive vanity unit with hand wash basin and gold mixer tap, and a low level W.C. The room is fully tiled in decorative wall and floor tiles, there is a gold heated towel rail, Velux window and spot lighting. A door opens to the landing.

DRIVE AND GARAGE
A driveway, suitable for parking multiple vehicles off road, leads up the side of the property to a single detached garage with up and over door.

FRONT
The house sits behind an attractive lawned garden with flower bed and rockery borders.

REAR GARDEN

The rear garden comprises of multiple tired areas all landscaped to create a unique space.
To the first tier, the ground floor, there is a flagged Mediterranean style patio garden which is perfect to for outdoor furniture and entertaining with doors into the living dining kitchen. A gate opens to the drive and steps lead you to the next level.
At first floor level there is a further patio and sizeable lawn. Steps then meander up through rockery/planted borders to further seating areas and patios. The top tier has space for a summer house and deck, which really makes a the most of the views over green rolling fields.



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 and Driveway

RIGHTS AND RESTRICTIONS: None.

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alternations to the property. There are no known structural defects 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 1000mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

AGENTS 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.

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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.

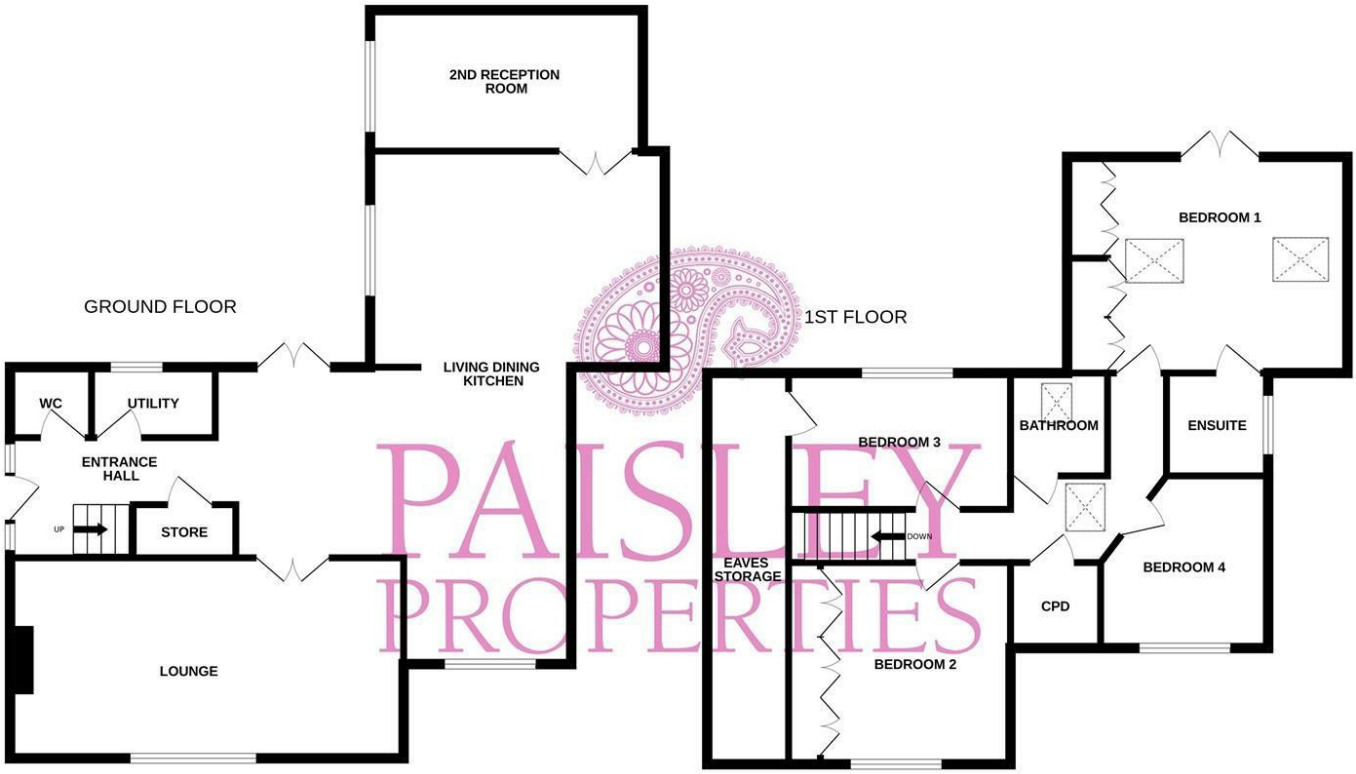
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

PAISLEY SURVEYORS

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.



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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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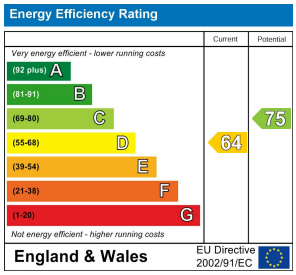

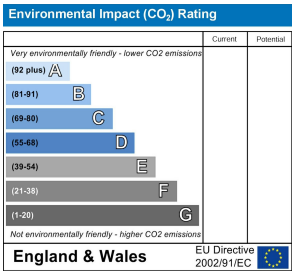

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