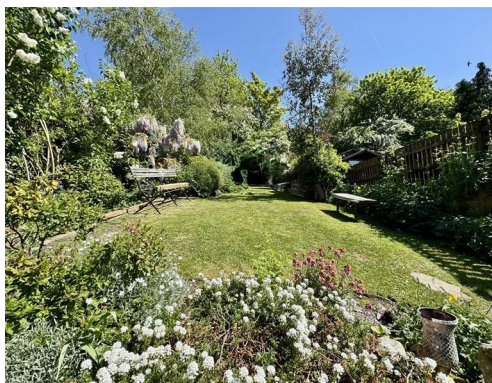
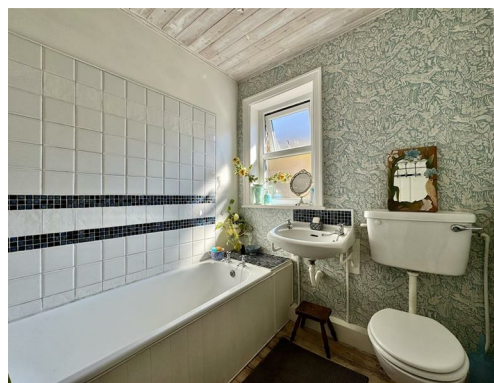


20 Oak Tree Road,
Fenay Bridge HD8 0DD

OFFERS AROUND
£210,000



****NO VENDOR CHAIN INVOLVED**** THIS CHARMING THREE BEDROOM END TERRACE FAMILY HOME BOASTS LOVELY FAR REACHING VIEWS, CHARACTERFUL FEATURES, DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS AND A SHARED DRIVEWAY FOR ONE VEHICLE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed composite door into this welcoming entrance hall with engineered oak flooring underfoot and space to remove outdoor clothing. Stairs ascend to the first floor landing and a doorway opens to the living room.



LIVING ROOM 14'0" max x 14'0" apx

This generous size reception room oozes with character, with picture rails and exposed timber flooring underfoot. The focal point of the room being the inset brick fireplace with tiled hearth and timber mantle housing a recently fitted multi fuel stove. There is an abundance of space for living room furniture and a large window overlooks the front garden. A timber door with a stained glass window opens to the dining kitchen and a door leads back through to the entrance hall.



DINING KITCHEN 14'4" apx x 6'6" max

Positioned to the rear of the property, this modern dining kitchen has two windows which flood the space with natural light. The kitchen area comprises of cream wall and base units, contrasting oak work surfaces and a porcelain sink and drainer with mixer tap over. There is space for an electric oven, freestanding fridge freezer and plumbing for a washing machine. To the side of the kitchen is room for a dining table and chairs. There is a handy understairs cupboard which houses the boiler and has space for household items. Engineered oak flooring throughout completes the look. A door opens to the pantry, an external door opens to the rear patio and a door leads back through to the living room.



PANTRY 8'6" apx x 2'9" apx

Accessed from the kitchen, this handy pantry provides space to store extra household items, with vinyl flooring underfoot and a window.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a side facing window, floor to ceiling storage and fitted storage. Doors lead through to the three bedrooms and house bathroom. A loft hatch with pull down ladders provide access into the fully boarded loft space.



BEDROOM ONE 9'8" max to fitted wardrobes x 12'10" apx

This beautifully presented double bedroom benefits from integrated timber wardrobes and shelving to the alcoves, there is space for freestanding bedroom furniture and has a front facing window which overlooks the quiet street below and fantastic far reaching views over Huddersfield and Castle Hill beyond. A door leads to the landing.





BEDROOM TWO 10'11" apx x 9'9" apx

Another double bedroom with lovely views over the rear garden, space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM THREE 8'7" apx x 6'3" apx

Positioned to the front of the property and currently used as a hobby room is this good size single bedroom with far reaching views from its window and a door leads to the landing.



BATHROOM 6'6" apx x 6'2" apx

This attractive bathroom is fitted with a three piece white suite comprising of a low level W.C, wall hung hand wash basin, bath with shower over and a rear obscure window allows natural light to flood the room. The room is partially tiled with timber flooring underfoot and a door leads onto the landing.



REAR GARDEN

To the rear of the property via shared access is a patio area. Stone steps ascend to a patio area ideal for outdoor dining, barbeques and with space for garden furniture. Another set of steps lead to a great size, well maintained lawn area which has raised flowerbed borders, space for outbuildings if desired and pleasant views back to the house.





EXTERNAL FRONT AND PARKING

To the front of the property is a pretty, fence enclosed, low maintenance paved garden with flower bed borders and space to sit out.





***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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Shared 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.

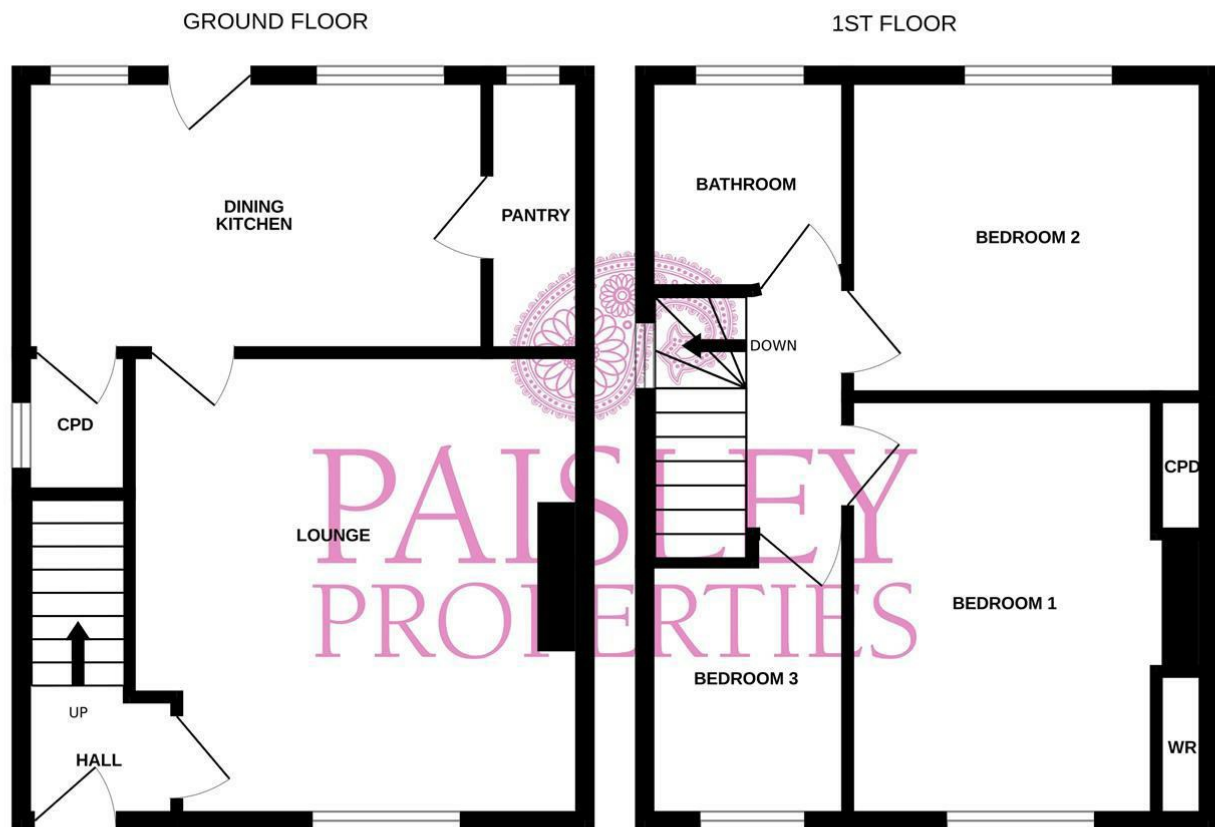
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

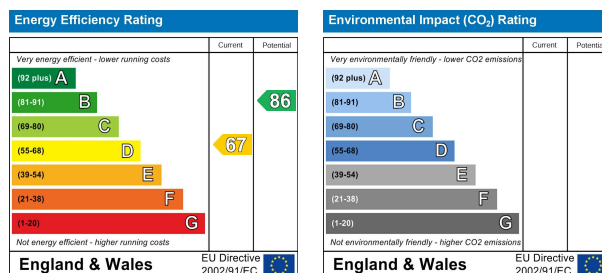
SURVEY TEXT

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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