

12 Oak Tree Road,  
Fenay Bridge HD8 0DD

OFFERS AROUND  
£210,000



BEAUTIFULLY PRESENTED THROUGHOUT, THIS FANTASTIC THREE BEDROOM TERRACE FAMILY HOME BOASTS LOVELY FAR REACHING VIEWS, DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS, ON STREET PARKING AND THE OPTION TO LEASE A GARAGE WITH A PARKING SPACE.

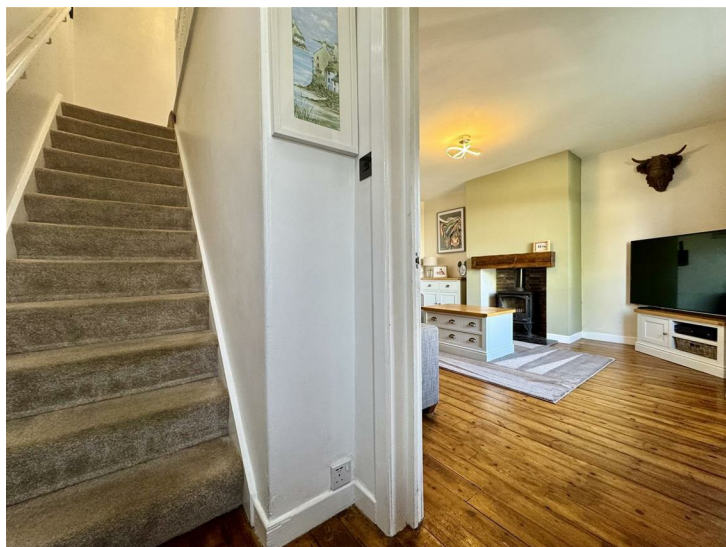
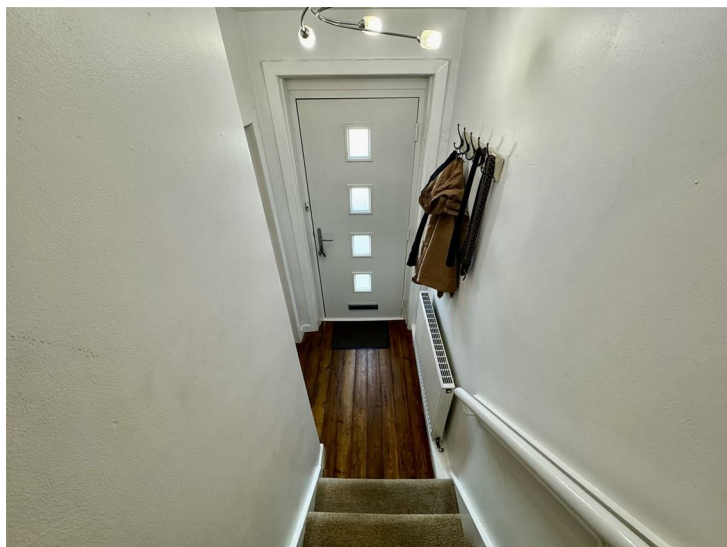
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES



### ENTRANCE HALLWAY

You enter the property through a composite door into this welcoming entrance hall with hard wood 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 14'2" max x 14'1" max

This beautifully presented reception room has an inset fireplace with tiled hearth and timber mantle housing a multi fuel stove offering a lovely focal point. There is an abundance of space for living room furniture, hard wood flooring underfoot and a large window overlooks the front garden. A door opens to the dining kitchen and a door leads back through to the entrance hall.



### DINING KITCHEN 17'5" max x 7'6" max

Spanning the rear of the property, this attractive dining kitchen has two windows which flood the space with natural light. The kitchen area comprises of cream wall and base units, contrasting work surfaces and a composite sink and drainer with mixer tap over. Integrated appliances include an electric oven, grill and a five ring gas hob with extractor over. There is space for a freestanding fridge freezer and plumbing for a washing machine and dishwasher. To the side of the kitchen is room for a dining table and chairs. There is a handy understairs cupboard which has space for household items. Tile flooring throughout completes the look. An external door opens to the rear patio and a door leads back through to the living room.





## FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing and doors lead through to the three bedrooms and house bathroom. A hatch gives access to the loft space.





### **BEDROOM ONE 12'11" max x 10'10" max**

This light and airy double bedroom has ample space for freestanding bedroom furniture and 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 11'1" max x 10'0" max**

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





### **BEDROOM THREE 8'5" max x 6'4" max**

This bright single bedroom has a fitted bulk head storage cupboard, space for furniture and pleasant far reaching views from its window. A door leads to the landing.



### **BATHROOM 7'0" apx x 5'10" apx**

This modern bathroom is fully tiled and fitted with a three piece white suite comprising of a low level W.C, pedestal hand wash basin and a bath with waterfall shower over. A rear obscure window allows natural light to flood the room, contrasting tile flooring flows 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 with artificial grass ideal for outdoor dining, barbeques and with space for garden furniture. Another set of steps lead to another patio area and then to a space with a timber outbuilding offering pleasant views back to the house.







### **EXTERNAL FRONT**

To the front of the property is a pretty, fence enclosed, lawn garden with colourful flower bed and rockery borders.



### **POTENTIAL TO LEASE GARAGE AND PARKING SPACE**

There is a single detached garage and parking space a short walk from the property. The vendor informs us that it is leased from the council at £110 per annum and can be transferred to the new owner if required.







## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
On Street Parking / Option to lease a garage and parking space

RIGHTS AND RESTRICTIONS:  
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

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. \*

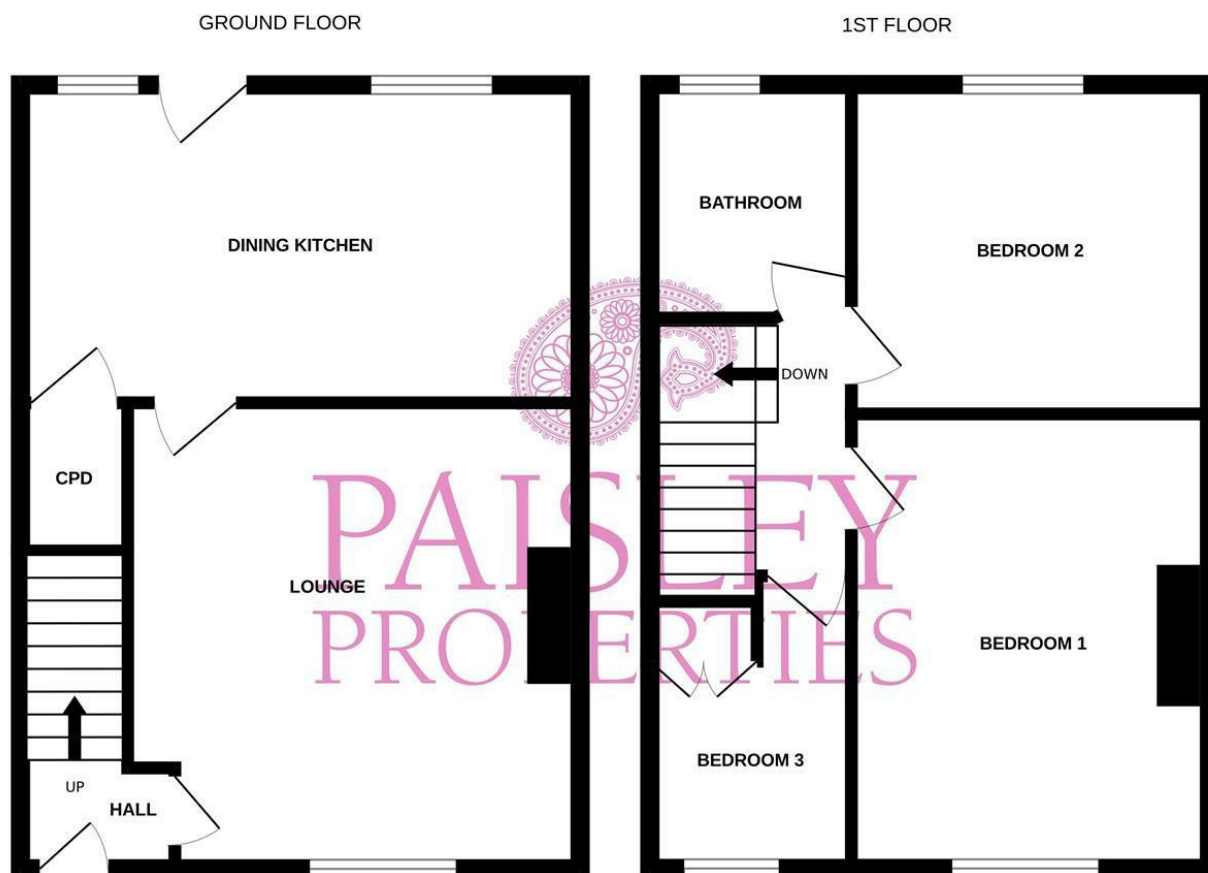
## **PAISLEY**

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**

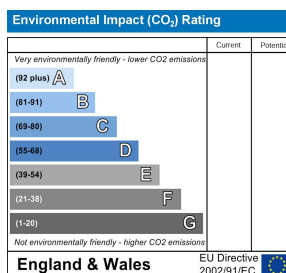
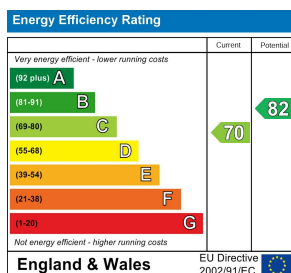
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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