



cornerstone  
ESTATE AGENTS

Rushfield Vale  
Fenay Bridge, Huddersfield



**Rushfield Vale**  
**Fenay Bridge, Huddersfield**  
**Offers in Excess Of £235,000**

THE PROPERTY COMPRISES OF A KITCHEN, SPACIOUS LOUNGE WITH THROUGH DINING ROOM, DOWNSTAIRS CLOAKROOM, MASTER BEDROOM, A FURTHER DOUBLE BEDROOM AND ANOTHER DOUBLE BEDROOM/STUDY PLUS FAMILY BATHROOM, A DETACHED SINGLE GARAGE, DRIVEWAY, FRONT GARDEN AND REAR GARDEN WITH PATIO AREA. FITTED WITH GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND AN ALARM SYSTEM.

**ENTRANCE HALL** The property comprises of a kitchen, spacious lounge with through dining room, downstairs cloakroom, master bedroom, a further double bedroom and another double bedroom/study plus family bathroom, a detached single garage, driveway, front garden and rear garden with patio area. Fitted with gas fired central heating, double glazing and an alarm system.

**BREAKFAST KITCHEN** 11' 6" x 9' 1" (3.51m x 2.77m) The generous kitchen offers an excellent range of stylish wall and base units with contrasting work surface, incorporating a space for a stand-alone oven, with a cooker hood extractor above, plumbing for a washing machine and space for a fridge freezer. There is a 1 1/2 bowl stainless steel sink and an integrated dishwasher. The room boasts space for a breakfast bar and includes a rear facing window overlooking the enclosed rear



garden. The floor is tiled in natural slate and there is a central heating radiator.

**DOWNSTAIRS CLOAKROOM** Comprising a white two piece suite of low level W/C and hand wash basin, a radiator and double glazed, frosted, front facing window.

**LOUNGE DINING ROOM** 17' 9" x 9' 10" (5.41m x 3m) A spacious lounge opening into a dining area via an archway, the lounge benefits from a large front facing double glazed bay window providing the room with maximum natural light and the dining area has patio doors that open onto a patio area and the rear garden.

**BEDROOM** 11' 7" x 10' 0" (3.53m x 3.05m) A light, tastefully decorated double bedroom, with a double glazed window overlooking the front of the property and with views to Castle Hill and open countryside.

**BEDROOM** 11' 2" x 8' 2" (3.4m x 2.49m) The second double bedroom is also neutrally decorated and has a double glazed window overlooking the rear garden.

**BEDROOM** 9' 0" x 8' 0" (2.74m x 2.44m) A double bedroom/study with a double glazed window overlooking the rear garden.

**BATHROOM** An immaculate house bathroom with modern white suite comprising:- hand wash basin, low level W/C and panel bath with shower overhead. Having part-tiled walls, ceramic tiled floor, heated ladder towel rail, extractor fan and double glazed window.

**EXTERIOR** The rear garden area, which is accessed via patio doors leading from the dining room or a half-glazed door leading from the kitchen, has a high-level patio area with room for a range of garden furniture, a built-in BBQ, and a garden pond. Storage is provided by a wooden garden shed and the garden benefits from tiered planted areas and borders with mature plants and fruit trees. There is also an outside tap.

To the front aspect there is a single garage, that has lighting, power and water supply, with a shared tarmac driveway providing off road parking. There is a paved path leading to the house bordered by lawn and mature plants and trees.

**WHAT3WORDS** ///cook.relate.rugs

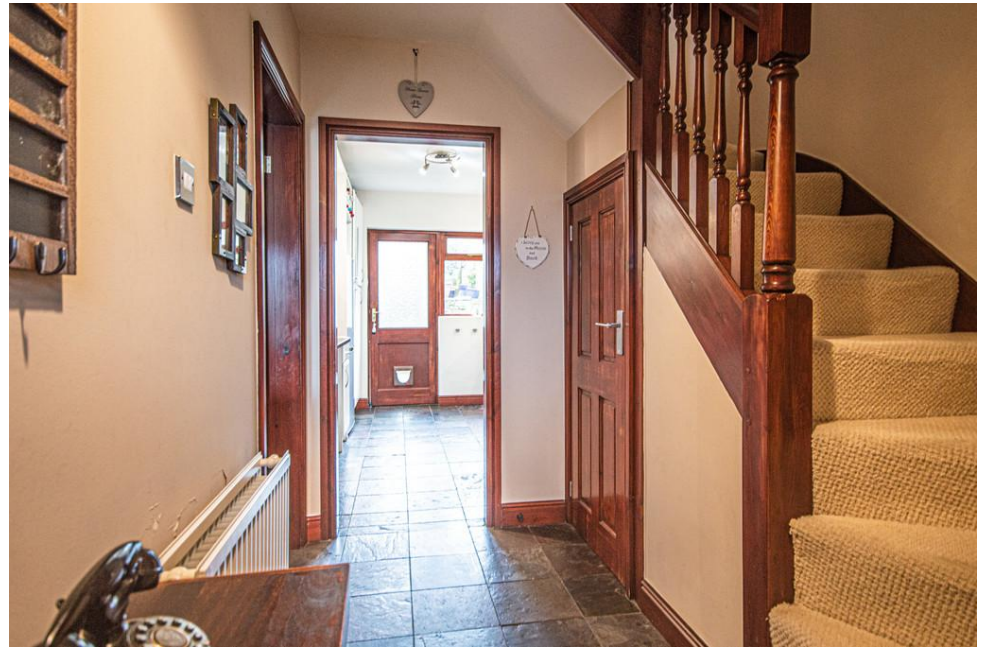
#### **AGENT NOTES**

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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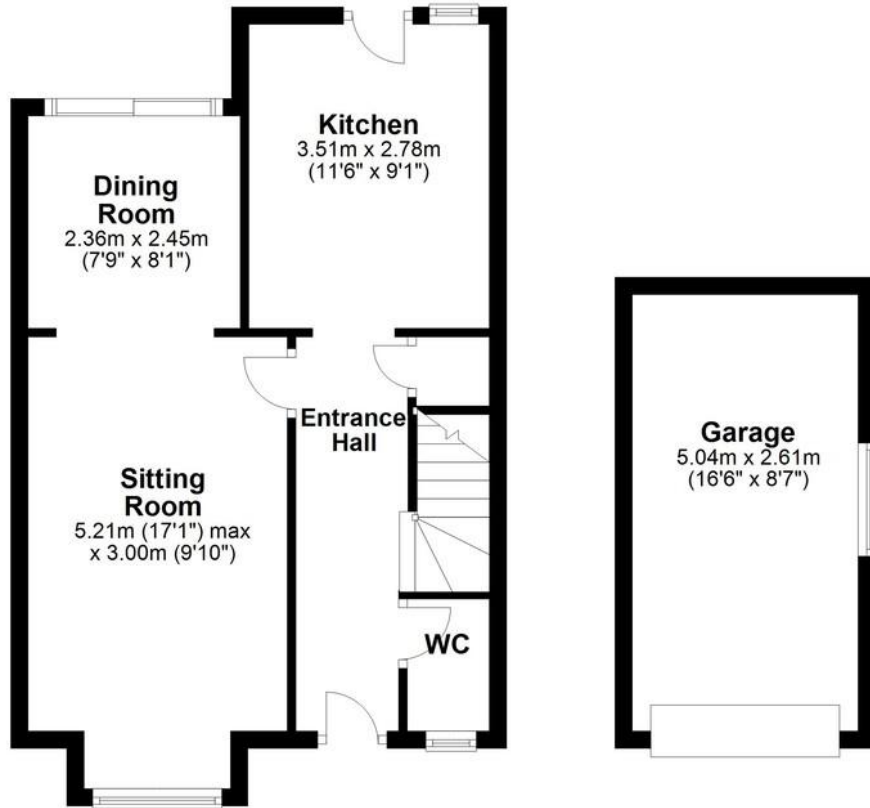






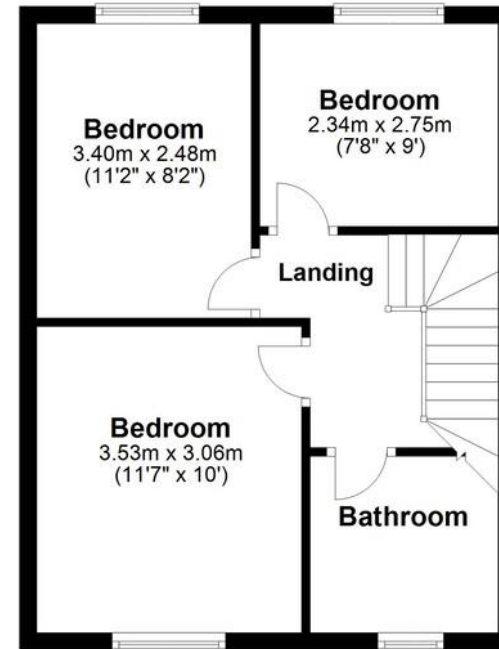
### Ground Floor

Approx. 54.8 sq. metres (590.4 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		