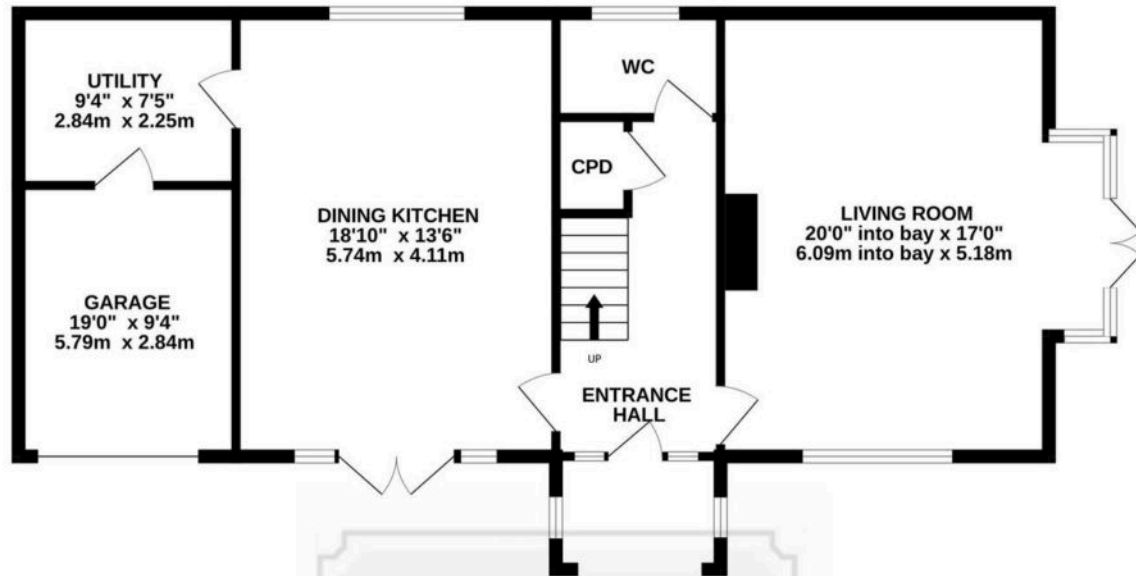




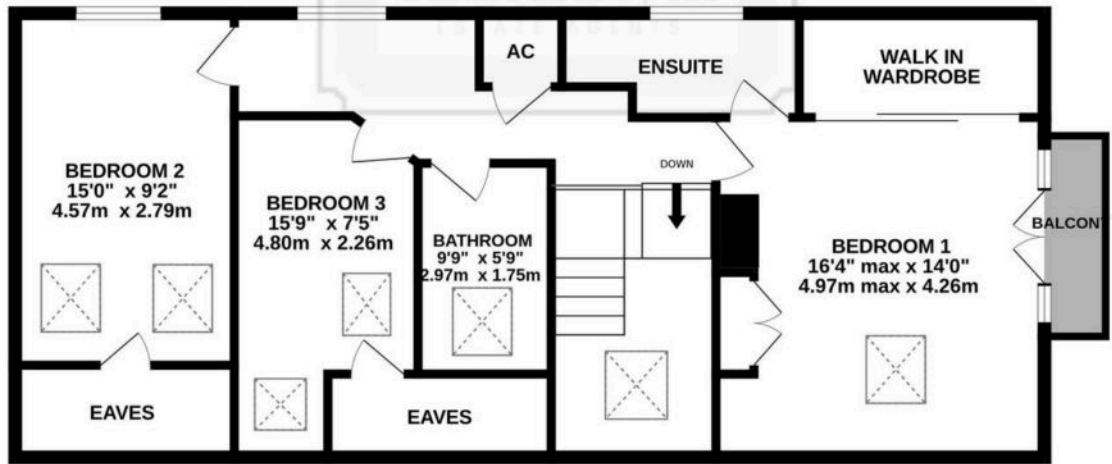
The Stables, Brewery Yard, Fenay Bridge
Huddersfield, HD8 0AR

Offers in Region of **£475,000**

GROUND FLOOR



1ST FLOOR



BREWERY YARD

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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The Stables, 24 Brewery Yard

Fenay Bridge, Huddersfield, HD8 0AR

A SUPERBLY PRESENTED, DETACHED FAMILY HOME HAVING BEEN MUCH IMPROVED BY THE CURRENT VENDORS AND NESTLED IN A QUIET HAMLET. SITUATED IN THE SOUGHT AFTER VILLAGE OF FENAY BRIDGE, IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING, IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND A SHORT DISTANCE FROM AN ARRAY OF AMENITIES. THE STABLES BOASTS MODERN CONTEMPORARY INTERIOR, PERIOD CHARM AND HAS FABULOUS VIEWS ACROSS OPEN FIELDS NEARBY.

The property comprises open entrance porch, entrance hall, downstairs WC, lounge with bay window, media wall unit and inglenook stone fireplace, open-plan dining kitchen with a host of high quality integrated appliances, utility room and integral garage to the ground floor. The first floor holds the house bathroom and three bedrooms with the principal bedroom having en-suite shower room, balcony and walk-in wardrobe. Externally, there is a double cobbled driveway to the front providing off street parking for two vehicles, and a low maintenance Indian stone flagged patio. The gardens to the side are particularly private with flagged patios ideal for al fresco dining and barbecuing. The property also benefits from solar panels.

Tenure Freehold.
Council Tax Band E.
EPC Rating B.





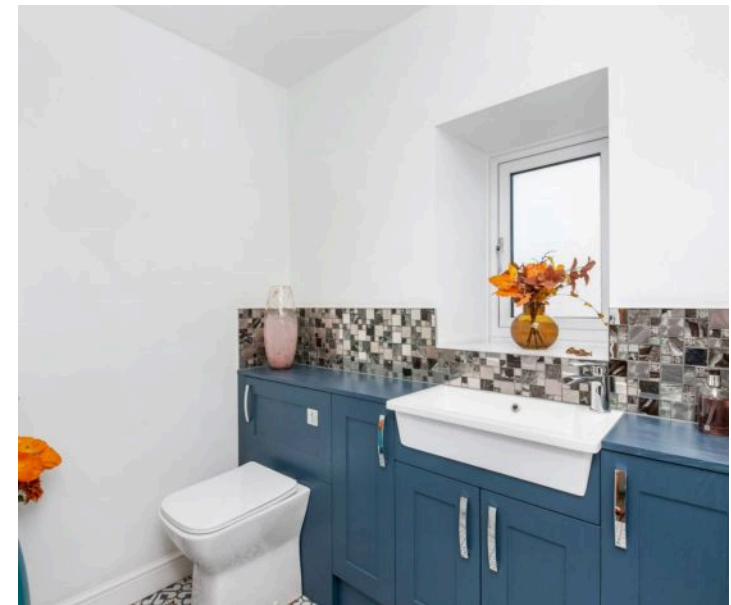
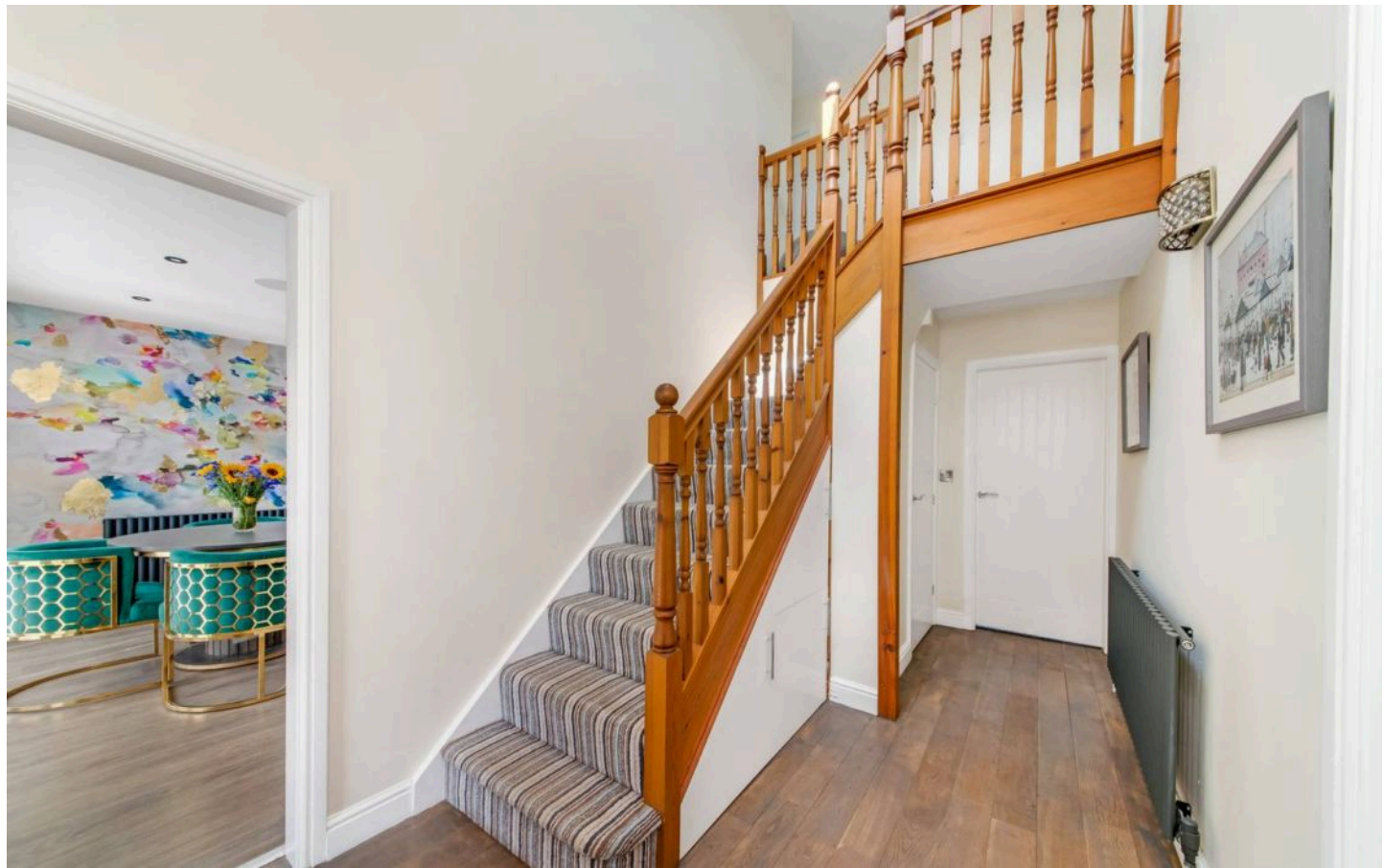
GROUND FLOOR

ENTRANCE HALL

Enter into the property through a composite front door with adjoining double-glazed windows with obscure glass. The entrance hall is particularly impressive, enjoys a great deal of natural light, and boasts a fabulous vaulted ceiling with double-glazed skylight window and a galleried landing. There is high-quality flooring, a cast-iron column radiator, a wall light point, and doors providing access to the open-plan dining kitchen, lounge, downstairs WC and enclose a useful understairs cloaks cupboard. There is a wooden banister with spindle balustrade over the stairwell head and useful bespoke understairs cupboards for additional storage.

DOWNSTAIRS WC

The downstairs WC features a modern, white, two-piece suite comprising a low-level WC with concealed cistern and push-button flush which incorporates a broad wash hand basin with vanity unit, toiletry cabinet and chrome monobloc mixer tap. There is tiling to the splash areas, a chrome heated towel rail, and a double-glazed window with obscure glass to the rear elevation.

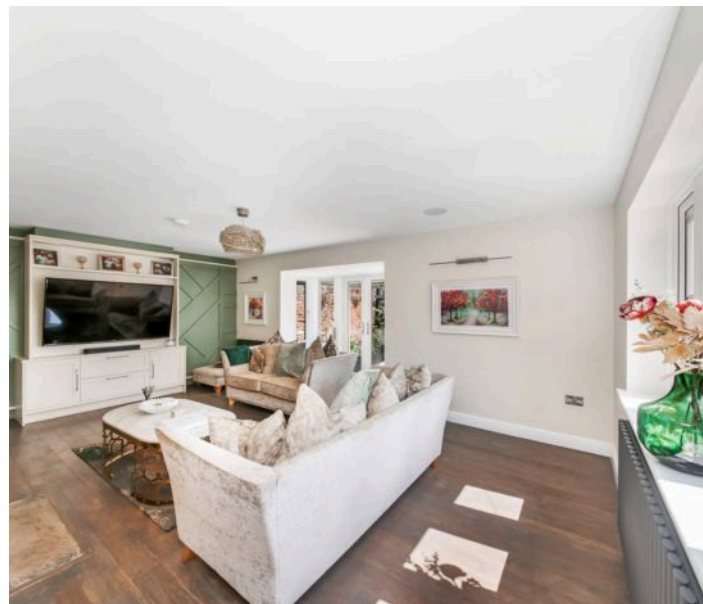




LOUNGE

20' 0" x 17' 0" (6.10m x 5.18m)

The lounge is a generously proportioned, light and airy reception room with dual-aspect windows including a bank of mullioned windows with integrated blinds to the front elevation and a bay window with centralised French doors to the side elevation leading directly out to the gardens. There is a continuation of the high-quality flooring from the entrance hall, a central ceiling light point, two wall light points, ceiling-mounted bluetooth Sonos speakers, and a vertical cast-iron column radiator. The focal point of the room is the beautiful, inglenook, stone fireplace with multi-fuel Clearview cast-iron stove set upon a raised stone hearth with timber lintel above. There is also a fabulous media wall unit with bespoke wall panelling, central display shelf with space for a flat screen television, and cupboards and drawer units for storage beneath.



OPEN-PLAN DINING KITCHEN

18' 10" x 13' 6" (5.74m x 4.11m)

The dining kitchen room enjoys a great deal of natural light cascading through dual-aspect windows including double-glazed French doors with integrated blinds to the front elevation and double-glazed mullioned windows with obscure glass to the rear. There is high-quality flooring, inset spotlighting, ceiling-mounted bluetooth Sonos speakers, two pendant light points over the breakfast island, a fabulous feature wall with cast-iron column radiator, and a door which proceeds into the utility room.

The kitchen features a wide range of fitted wall and base units with high-gloss cupboard fronts and complementary granite work surfaces over, which incorporate a one-and-a-half-bowl, quartz Blanco sink and drainer unit with brushed chrome pull-out hose mixer tap. There is a matching granite upstand to the work surface, fabulous bronze accents, and the centrepiece of the kitchen is the breakfast island with fitted cupboards beneath, space for informal dining and an integrated wine cooler. The kitchen is well-equipped with high quality, built-in appliances, including a five-ring gas on glass Bosch hob with Faber touch-sensitive cooker hood over, an electric fan-assisted double oven, a dishwasher, and under-counter fridge unit.





UTILITY ROOM

9' 4" x 7' 5" (2.84m x 2.26m)

The utility room features fitted wall and base units with high-gloss cupboard fronts and complementary granite work surfaces over. There is plumbing and provisions for an automatic washing machine, space for a tumble dryer, a cupboard housing the combination boiler, high-quality flooring, inset spotlighting to the ceiling, soft-closing doors and drawers, and under-unit LED lighting. A door provides access to the garage.

GARAGE

19' 0" x 9' 4" (5.79m x 2.84m)

The garage features an electric, remote-controlled, sectional, up-and-over door. There is lighting and power in situ, a cold water feed, and it houses the manifold and batteries for the solar panels.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first floor landing, which features a double-glazed skylight window providing fabulous open-aspect views. The galleried landing has a wooden banister with spindle balustrade over the stairwell head, two ceiling light points, and a cast-iron anthracite column radiator. There is also a bank of double-glazed mullioned windows to the rear elevation, a loft hatch with dropdown ladder providing access to a useful storage area, and a fitted airing cupboard with shelving.

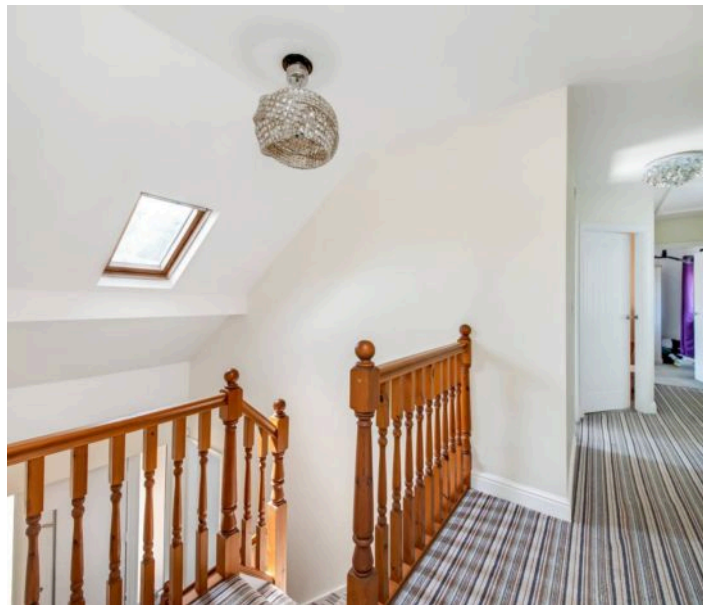
BEDROOM ONE

16' 4" x 14' 0" (4.98m x 4.27m)

Bedroom one is a fabulously proportioned double bedroom with ample space for freestanding furniture. There is a double-glazed skylight window with integrated blind, double-glazed French doors with integrated blinds and adjoining windows to the side elevation which lead out to the balcony, inset spotlighting to the ceiling, two reading light points, an ceiling-mounted bluetooth Sonos speaker, and an anthracite Zehnder column radiator. The room benefits from fitted wardrobes following the roofline with hanging rails and display shelving, matching wall-mounted bedside cabinets, and a bank of further fitted wardrobes with sliding mirrored doors which lead into the walk-in wardrobe. A multi-panel door also provides access to the en-suite shower room. The balcony is accessed via French doors from the principal bedroom, features glazed balustrading and takes full advantage of fabulous open-aspect views across open fields.

BEDROOM ONE WALK-IN WARDROBE

The walk-in wardrobe has inset spotlighting to the ceiling, hanging rails, display shelving and drawer units in situ.





BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite features a modern, white, three-piece suite comprising a walk-in shower cubicle with thermostatic rainfall shower and separate handheld attachment, a broad-winged wall-hung wash hand basin with chrome monobloc mixer tap and vanity drawer beneath, and a low-level WC with push-button flush. There is attractive tiled flooring, contrasting tiling to dado height, panelling to splash areas, inset spotlighting to the ceiling, a wall-mounted shaver light point, an extractor fan, a ceiling-mounted bluetooth Sonos speaker, and a double-glazed window with obscure glass to the rear elevation.

BEDROOM TWO

15' 0" x 9' 2" (4.57m x 2.79m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There are two double-glazed skylight windows with integrated blinds, a bank of double-glazed mullioned windows to the rear elevation with fabulous views over fields, inset spotlighting to the ceiling, a radiator, and a useful under-eaves storage cupboard.

BEDROOM THREE

15' 9" x 7' 5" (4.80m x 2.26m)

Bedroom three can accommodate a double bed with space for freestanding furniture. There are two double-glazed skylight windows with integrated blinds, an anthracite vertical cast-iron column radiator, and a ceiling light point.

HOUSE BATHROOM

9' 9" x 5' 9" (2.97m x 1.75m)

The house bathroom features a modern, white, three-piece suite comprising a double-ended panel bath with LED footwell lighting and showerhead mixer tap, a low-level WC with concealed cistern and push-button flush which incorporates a broad wash hand basin with vanity unit, toiletry cabinet and chrome monobloc mixer tap. There is attractive tiled flooring, marble-effect tiling to the walls, inset spotlighting to the ceiling, an extractor vent, a chrome ladder-style radiator, a wall-mounted LED shaver light point, and a double-glazed skylight window with integrated blind offering fabulous views across nearby fields.





EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a stone cobbled driveway providing off-street parking for two vehicles. The front garden is low maintenance and features attractive stone wall boundaries, Indian stone flags, and a pathway leading across the front of the property to a gate which encloses the side gardens. There are external lights and a fabulous stone porch with Ashlar pillars, wood-panelled ceiling with central ceiling light point, double-glazed windows to either side, Indian stone flagged flooring and exposed stone walls.

REAR GARDEN

The property benefits from an enclosed, low maintenance and particularly private garden which has a pedestrian gate leading to the front of the property and part-stone wall and part-brick boundaries. The garden is mainly laid with an Indian stone flagged patio, as well as a beautiful porcelain tiled patio area, which enjoys the afternoon and evening sun and features well-stocked flower and shrub beds, a stone shed for additional storage at the bottom of the garden, and a timber pergola.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





ADDITIONAL INFORMATION

The property benefits from solar panels and two batteries. The batteries may be available via separate negotiation.

The property also benefits from an alarm system and CCTV.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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