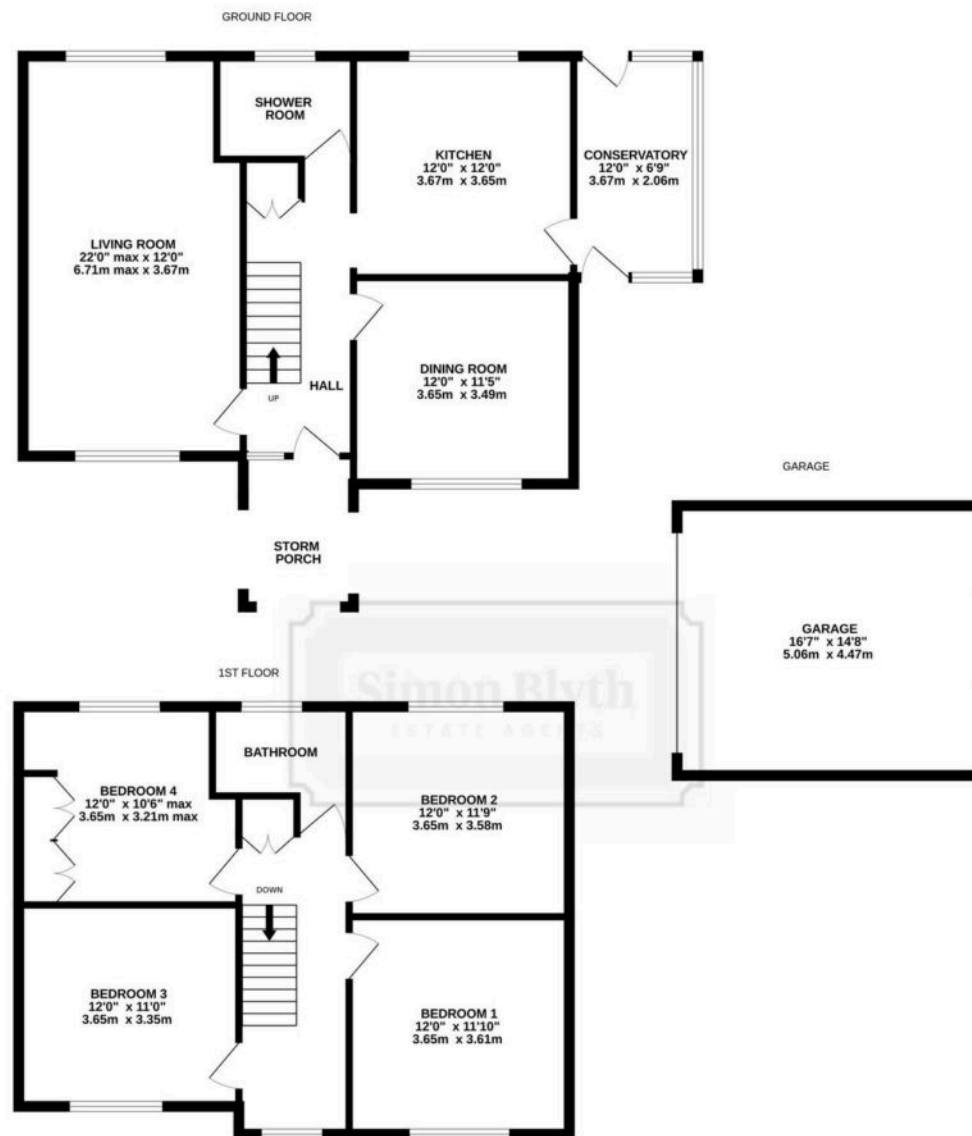




**Hermitage Park, Fenay Bridge**  
Huddersfield, HD8 0JU

Offers in Region of **£450,000**





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## 20 Hermitage Park

Fenay Bridge, Huddersfield, HD8 0JU

NESTLED IN A QUIET, TUCKED AWAY POSITION, IN A PRIVATE CUL-DE-SAC SETTING WITHIN THE SOUGHT-AFTER VILLAGE OF FENAY BRIDGE, THIS PROPERTY OCCUPIES A PLEASANT CORNER PLOT WITH SUBSTANTIAL DRIVEWAY LEADING TO A DETACHED DOUBLE GARAGE AND WRAP AROUND GARDENS. OFFERING A WEALTH OF SCOPE FOR UPDATING OR FOR FURTHER DEVELOPMENT, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND A SHORT DISTANCE FROM AMENITIES.

The property accommodation briefly comprises entrance porch, entrance hall, lounge, ground floor shower room, breakfast kitchen, dining room and conservatory to the ground floor. To the first floor, there are four bedrooms and the house bathroom. Externally, the property occupies a pleasant corner plot with substantial drive leading to a detached double garage, and gardens sweep across the side of the property to a generous rear garden with various lawns patio, secret garden and orchard.

Tenure Freehold.  
Council Tax Band F.  
EPC Rating D.









## GROUND FLOOR

### ENTRANCE PORTICO

The property benefits from a fabulous timber portico with stone tiled roof. There are stone pillars with timber supports and a half-pitched roof line, an external light point, and a fabulous stone archway leading to the front door.

### ENTRANCE HALL

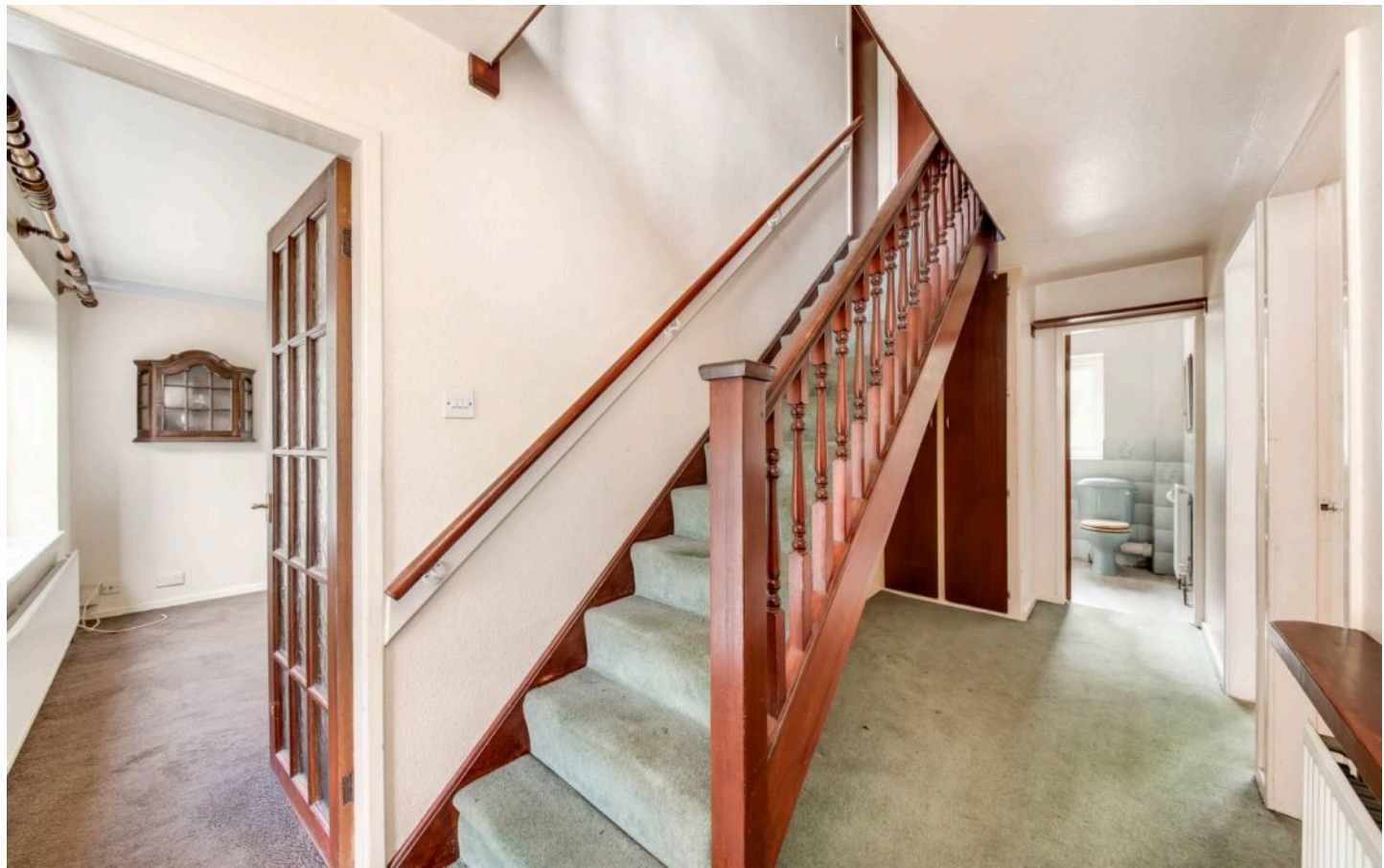
6' 0" x 15' 10" (1.83m x 4.83m)

Enter into the property through a multi-panel timber door with an adjoining bank of multi-panel windows with obscure glass to the front elevation. The entrance hall features a staircase with wooden banister and traditional spindle balustrade rising to the first floor, a ceiling light point, a radiator, and a useful cloaks cupboard under the stairs. A multi-panel timber and glazed door with obscure glazed inserts leads into the spacious lounge, further doors provide access to the formal dining room and ground floor shower room, and a doorway leads into the breakfast kitchen.

### GROUND FLOOR SHOWER ROOM

5' 6" x 7' 4" (1.68m x 2.24m)

The shower room features a three-piece suite comprising a quadrant-style shower cubicle with thermostatic shower, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is vinyl flooring, part tiling to dado height, panelling to splash areas, a ceiling light point, a radiator, a wall-mounted toiletry cabinet, and a bank of double-glazed windows with obscure glass to the rear elevation.







### LOUNGE

21' 10" x 12' 0" (6.65m x 3.66m)

The lounge is a fabulously proportioned, versatile and dual-aspect reception room which features a bank of double-glazed windows to the front elevation and double-glazed windows to the rear. There is decorative coving to the ceiling, a central ceiling light point, three wall light points and two radiators. The focal point of the room is the gas fireplace with beautiful stone surround, natural Cornish slate hearth and upstands and fabulous bespoke vanity mirror with ornate timber decoration.

### BREAKFAST KITCHEN

12' 0" x 12' 0" (3.66m x 3.66m)

The breakfast kitchen features a bank of double-glazed windows to the rear elevation offering fantastic views onto the property's rear garden. The kitchen has fitted base units with work surfaces over, incorporating a single-bowl, stainless steel sink and drainer unit. There are provisions for a four-ring gas hob, space for a double oven, and plumbing and provisions for an automatic washing machine. The room currently features part-tile and part-panelling to the walls, tile-effect vinyl flooring, a radiator, fitted shelving, a ceiling light point, a serving hatch into the formal dining room, and it houses the wall-mounted combination Worcester Bosch boiler. A multi-panel timber and glazed door provides access to the conservatory.





### FORMAL DINING ROOM

11' 4" x 12' 0" (3.45m x 3.66m)

The formal dining room is another generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation. There is a ceiling light point, a radiator, and a serving hatch leading into the breakfast kitchen. There are prospects to open the formal dining room in to the breakfast kitchen (subject to the requirements of the prospective buyer). The projected measurements of such an open-plan dining kitchen would be approx. 12'0" x 21'10".

### CONSERVATORY

6' 7" x 12' 0" (2.01m x 3.66m)

The conservatory enjoys a great deal of natural light which cascades through the triple-aspect banks of double-glazed windows to the front, side and rear elevations. It benefits from a stable-style door to the front elevation, a double-glazed external door to the rear elevation, a fabulous exposed stone wall, part-exposed brick walling, a wall light point and ample plug points.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Doors provide access to four double bedrooms, the house bathroom and enclose a useful airing cupboard. There is a wooden banister with spindle balustrade over the stairwell head, a ceiling light point, and a bank of double-glazed windows to the front elevation which provide pleasant, open-aspect views over rooftops far into the distance. The landing offers sufficient space to be utilised as an office landing.

### ATTIC

9' 7" x 30' 1" (2.92m x 9.17m)

Accessed via a timber dropdown ladder, the attic space has lighting and power in situ, is partially boarded and well insulated.



### **BEDROOM ONE**

12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation offering fantastic open-aspect views over rooftops across the valley.

### **BEDROOM TWO**

12' 0" x 11' 8" (3.66m x 3.56m)

Bedroom two is situated to the rear of the property and features a bank of double-glazed windows offering pleasant views across the property's gardens. The room can accommodate a double bed with ample space for freestanding furniture and has a ceiling light point and a radiator.







### **BEDROOM THREE**

12' 0" x 10' 10" (3.66m x 3.30m)

Bedroom three can accommodate a double bed and enjoys a great deal of natural light which cascades through a double-glazed bank of windows to the front elevation, providing fantastic, open-aspect views far into the distance. There is also a ceiling point and a radiator.

### **BEDROOM FOUR**

12' 0" x 10' 7" (3.66m x 3.23m)

Bedroom four is currently utilised as a home office but can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a ceiling light point, and a radiator. The room also benefits from fitted furniture including floor-to-ceiling fitted wardrobes with shelving, under unit lighting and a desk/dressing table.

### **HOUSE BATHROOM**

6' 8" x 7' 6" (2.03m x 2.29m)

The house bathroom features a three-piece, two-tone suite comprising a panel bath with showerhead mixer tap, a pedestal wash hand basin, and a low-level WC. There is vinyl flooring, tiling to dado height, a ceiling light point, a radiator, and a bank of double-glazed windows with obscure glass and tiled sill to the rear elevation.





## EXTERNAL

### FRONT GARDEN

The property occupies a particularly private and tucked away position on the fringe of the Hermitage Park development. Externally to the front, the property features a tarmacadam driveway which provides off-street parking for multiple vehicles and opens out into a courtyard setting providing further parking, turning space and leads to a substantial detached double garage. There are mature hedge and tree boundaries providing a great deal of privacy, and the front garden is laid predominantly to lawn. To the side is a hardstanding which could be utilised as a flagged patio ideal for al fresco dining and barbecuing. Following a pathway down the side of the property, there is a further lawn, an orchard with fruit trees and part-fenced boundaries, and a gate which encloses the rear garden. There is an external security light and well-stocked flower and shrubs.

### DOUBLE GARAGE

The detached garage features an up-and-over door, lighting and power in situ, additional storage in the rafters, and a bank of double-glazed windows providing natural light to the rear elevation. There is a pathway around the entire perimeter of the garage for maintenance and upkeep.







## REAR GARDEN

Externally to the rear, the property is sure to impress. Occupying a corner plot, the gardens are laid predominantly to lawn with a flagged pathway. There is a timber lean-to shed for garden storage, fence and tree borders, and a beautiful arched tree-line leads to double five bar gates which enclose a private lawn area. This space could be utilised in a variety of ways, such as a formal orchard, vegetable plot or recreation. A further five bar gate encloses a seating area with various hardstandings for garden sheds with lighting and power in situ, which offer the potential to be used as a garden office/workshop/studio. A flagged patio enjoys the afternoon and evening sun, a further lawn area, and part-fence and part-tree lined boundaries.













## **VIEWING**

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

## **BOUNDARY OWNERSHIP**

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Sunday – 11am to 4pm





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