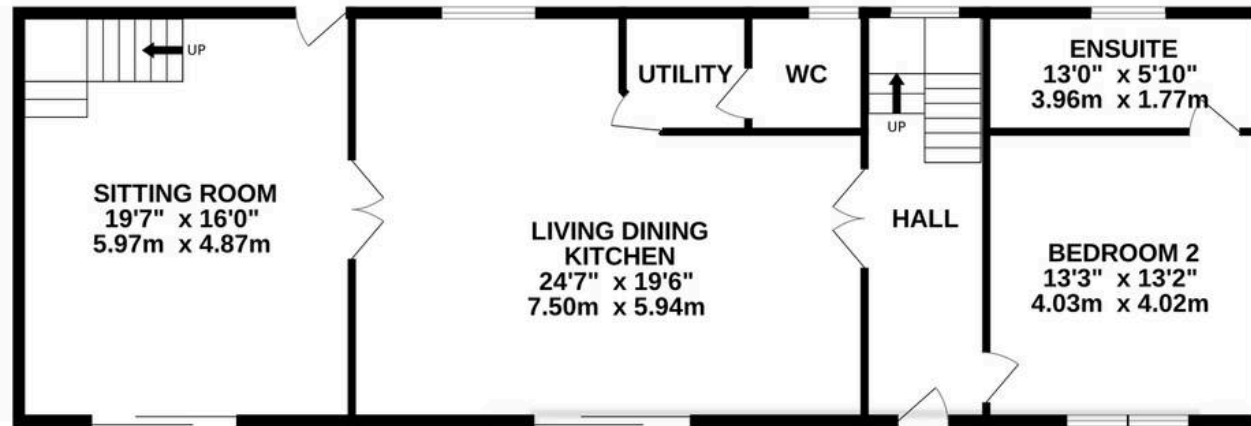




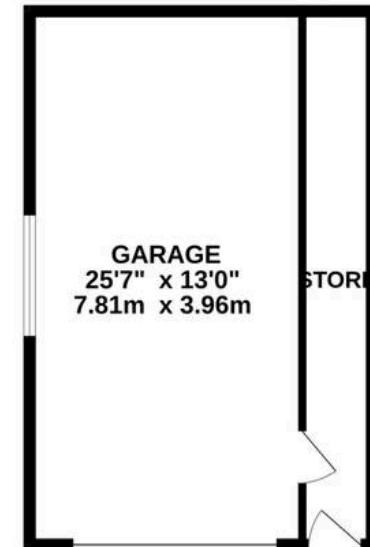
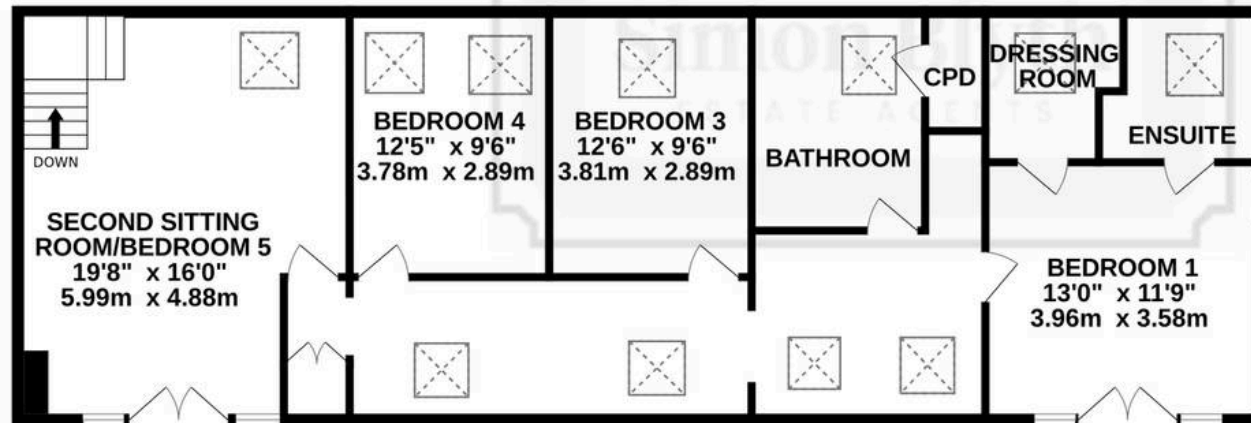
Bradley Manor, Fenay Bridge Road
Fenay Bridge, Huddersfield, HD8 0AY

Offers in Region of **£625,000**

GROUND FLOOR



1ST FLOOR



FENAY BRIDGE ROAD

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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Bradley Manor, 15a Fenay Bridge Road

Fenay Bridge, Huddersfield, HD8 0AY

TUCKED AWAY IN A PARTICULARLY PRIVATE, GATED SETTING IS BRADLEY MANOR; A DETACHED, EXECUTIVE, FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS. SITUATED IN THE POPULAR AREA OF FENAY BRIDGE, IDEALLY POSITIONED FOR AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IN A GREAT LOCATION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BENEFITS FROM FOUR/FIVE DOUBLE BEDROOMS, DETACHED GARAGE WITH ADJOINING GARDEN SHED, SUBSTANTIAL DRIVEWAY WITH TURNING AREA AND A SUMMER HOUSE/GARDEN OFFICE.

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





The property accommodation briefly comprises of entrance hall, open-plan dining-kitchen and family room, utility room, downstairs WC, spacious lounge and ground floor bedroom with en-suite bathroom to the ground floor.

To the first floor is a particularly large landing which could be utilised as an office landing, with doors leading to four double bedrooms and the house bathroom. Bedroom one having walk-in wardrobe/ dressing room, en-suite shower room and Juliet Balcony to the front enjoying views onto the gardens.

Externally the property is accessed through two sets of private gates, there is a driveway leading to a detached garage providing ample off street parking. The gardens are laid predominately to lawn with two areas ideal for the growing family. The garden is particularly private with mature hedging and pleasant tree lined outlook, to the rear is a low maintenance enclosed decked garden.



GROUND FLOOR

ENTRANCE HALL

19' 6" x 5' 10" (5.94m x 1.78m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts into the entrance hall. There is inset spotlighting to the ceiling, an oak door providing access to the ground floor bedroom/home office, twin oak and glazed doors leading into the open-plan dining kitchen and family room, a staircase rising to the first floor, and a double-glazed arched window with leaded detailing to the rear elevation.

UTILITY ROOM

6' 0" x 5' 8" (1.83m x 1.73m)

The utility room features a continuation of the high-quality flooring from the open-plan dining kitchen, as well as fitted wall and base units with shaker-style cupboard fronts and rolled-edge work surfaces over, which incorporate a single-bowl, stainless steel Lamona sink and drainer unit with chrome mixer tap. There is tiling to splash areas, a cupboard housing the boiler, an integrated washing machine and tumble dryer, and an oak door leading to the downstairs WC.

DOWNSTAIRS WC

5' 9" x 5' 6" (1.75m x 1.68m)

The downstairs WC features a modern, white, two-piece suite comprising a low-level WC with push-button flush and a wall-hung wash hand basin with chrome monobloc mixer tap. There is high-quality flooring, tiling to the splash areas, a cupboard housing the hot water cylinder, a double-glazed window with obscure glass to the rear elevation, a ceiling light point, a cupboard with work surface over and tiled splashback enclosing the manifolds for the underfloor heating system, and an extractor fan.

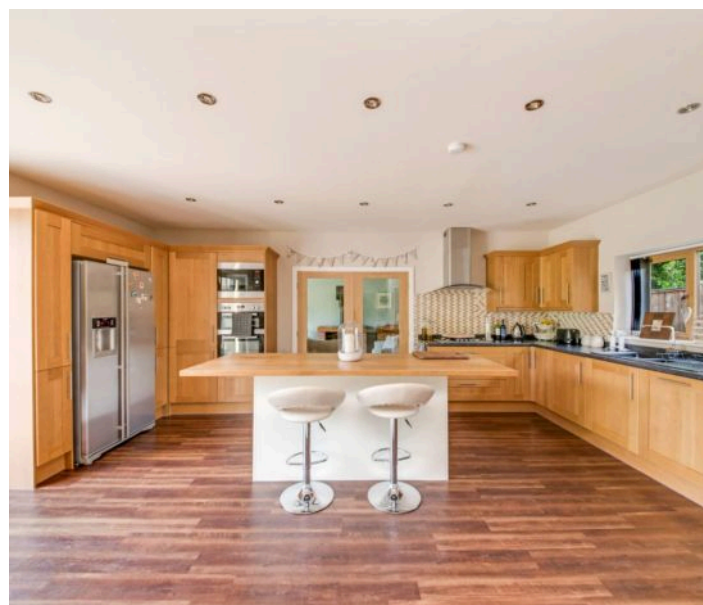




OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

24' 7" x 19' 6" (7.49m x 5.94m)

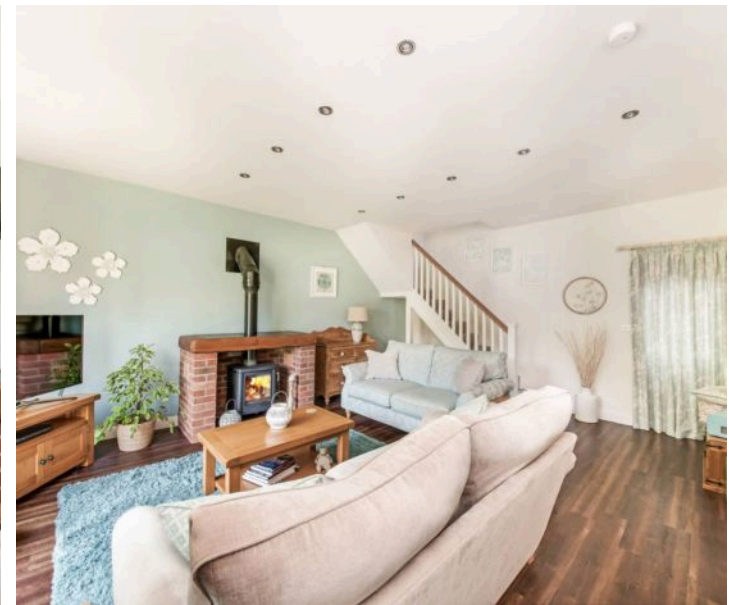
This impressive room enjoys a great deal of natural light courtesy of double-glazed sliding patio doors to the front elevation and a bank of windows to the rear. There is inset spotlighting, underfloor heating, part-carpet and part-LVT flooring, twin oak and glazed doors leading into the lounge, and a solid oak door proceeding into the utility. The kitchen features a range of fitted wall and base units with oak, shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl composite Lamona sink and drainer unit with chrome mixer tap. There are built-in appliances including five-ring Lamona hob with canopy-style cooker hood over and brick-effect tiling to splash areas, waist-level double oven, shoulder-level microwave oven, dishwasher, wine cooler, and space and provisions for an American-style fridge freezer. There are soft-closing doors and drawers, pull-out larder cabinets, under-unit lighting, and a breakfast island with oak work surface, ample informal dining space, and cupboards and drawers beneath.



LOUNGE

16' 0" x 19' 7" (4.88m x 5.97m)

The lounge is a light and airy, generously proportioned reception room which features inset spotlighting, television and telephone points, a double-glazed sliding patio door to the front elevation, and a double-glazed, multi-panel, composite door with obscure glass to the rear elevation. There is high-quality flooring, underfloor heating, a kite-winding staircase proceeding to the first floor, and the focal point of the room is the cast-iron Contura log-burning stove set upon a raised hearth with decorative backcloth and timber lintel above.





GROUND FLOOR BEDROOM

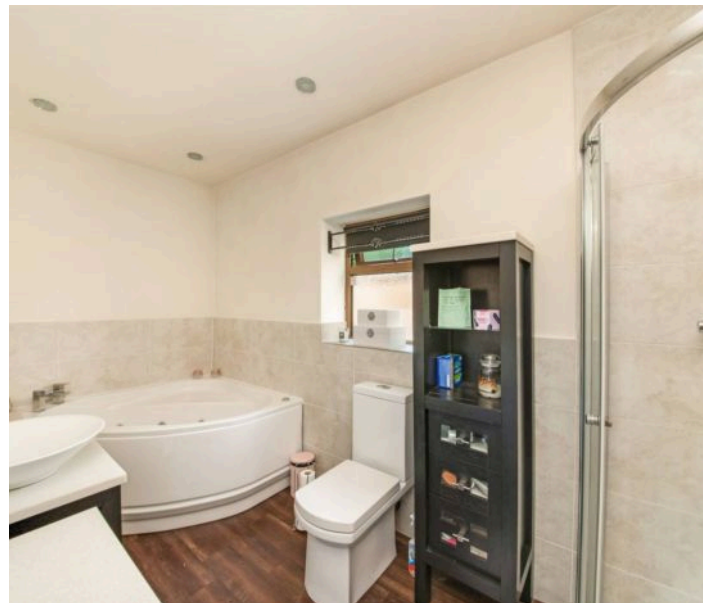
13' 2" x 13' 3" (4.01m x 4.04m)

The versatile room can be utilised in a variety of ways and enjoys a great deal of natural light which cascades through a bank of double-glazed mullioned windows to the front elevation. There is inset spotlighting to the ceiling, underfloor heating, an oak door proceeding to the en-suite shower room, and the room can accommodate a double bed with ample space for freestanding furniture or perhaps be utilised as a second reception room, home office or playroom.

GROUND FLOOR EN-SUITE BATHROOM

13' 0" x 5' 10" (3.96m x 1.78m)

The en-suite bathroom features a contemporary five-piece suite comprising a corner bathtub with multi-jet function, a low-level WC with push-button flush, a broad circular wash hand basin set upon a freestanding vanity unit with quartz top and chrome monobloc mixer tap, and a quadrant-style, fixed frame shower cubicle with thermostatic shower and glazed shower guard. There is attractive flooring, tiling to splash areas and to dado height, a large vanity mirror with display shelf, inset spotlighting, an extractor vent, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the rear elevation.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which is particularly light and airy and is separated into two areas, both of which have banks of double-glazed skylight windows to the front elevation, providing a great deal of natural light. There are various wall light points, ample plug points, two radiators, a built-in cupboard for additional storage, and oak doors providing access to the bedroom and bathroom accommodation. The landing is sufficiently spacious that it could be utilised as an office landing or study area.

BEDROOM ONE

13' 0" x 11' 9" (3.96m x 3.58m)

The principal suite enjoys a great deal of natural light which cascades through the double-glazed doors with adjoining windows leading out to a Juliet balcony with cast-iron railings, enjoying views across the property's lawn gardens. There is an impressive vaulted ceiling with inset spotlighting and a chandelier point, a radiator, an additional double-glazed window to the side elevation, and oak doors providing access to the walk-in dressing room and the en-suite.

BEDROOM ONE WALK-IN WARDROBE

7' 3" x 6' 4" (2.21m x 1.93m)

The walk-in wardrobe/dressing room features a double-glazed skylight window to the rear elevation, a wall light point, a fitted wardrobe and built-in storage cabinets.

BEDROOM ONE EN-SUITE SHOWER ROOM

7' 6" x 6' 0" (2.29m x 1.83m)

The en-suite shower room features a modern, white, three-piece suite comprising a low-level WC with push-button flush, a broad wash hand basin with vanity cupboard beneath and chrome mixer tap, and a fixed frame shower cubicle with thermostatic shower. There is tiled flooring, contrasting tiling to the walls, inset spotlighting, a wall light point, an extractor fan, a double-glazed skylight window, a chrome ladder-style radiator, a wall-mounted vanity cupboard with mirrored doors, and a shaver point.





BEDROOM TWO

12' 5" x 12' 6" (3.78m x 3.81m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There are two double-glazed skylight windows with integrated blinds to the rear elevation, inset spotlighting to the ceiling, a wall light point, a television point, and a radiator. The room benefits from a bank of fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ.

BEDROOM THREE

9' 6" x 12' 6" (2.90m x 3.81m)

Bedroom three can accommodate a double bed with space for freestanding furniture. There is a double-glazed skylight window with integrated blind to the rear elevation, inset spotlighting to the ceiling, a wall light point, a television point, and a radiator. The room benefits from a bank of fitted wardrobes with sliding mirrored doors, hanging and shelving in situ.

BEDROOM FOUR / FAMILY ROOM

19' 8" x 16' 0" (5.99m x 4.88m)

This versatile room can be utilised as an additional reception room or as a further double bedroom. There is an impressive vaulted ceiling with two double-glazed skylight windows with integrated blinds and a Juliet balcony with adjoining windows to the front elevation, offering fabulous, open-aspect views. There are various wall light points, a chandelier point, and two radiators.





HOUSE BATHROOM

10' 6" x 7' 7" (3.20m x 2.31m)

The house bathroom features a modern four-piece suite comprising a double-ended panel bath with multi-jet function, a low-level WC with concealed cistern and push-button flush which incorporates a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath, and a quadrant-style, fixed frame shower cubicle with thermostatic shower. There is inset spotlighting to the ceiling, an extractor fan, wall light points, a double-glazed skylight window to the rear elevation, and a useful under-eaves storage cupboard for toiletries and towels.

EXTERNAL

FRONT GARDEN

Bradley Manor occupies a pleasant, private and tucked away position off Fenay Bridge Road, and is accessed via two electric, remote-controlled gates with additional pedestrian right of access. As the aerial photo suggests, the property is accessed between no.11 and no.17 Fenay Bridge Road. Entering through the second set of gates leads to a private tarmacadam driveway, providing off-street parking for multiple vehicles and leading to the detached garage to the right hand side. Following the driveway, there is ample turning space and additional parking available. Externally to the front of the property are two lawn areas; one directly in front of the lounge with well-stocked flower and shrub beds, and the main lawn area with privacy-bearing hedging, a beautiful woodland backdrop and an artificial lawn area ideal for al fresco dining and barbecuing. There is a substantial hardstanding for a summerhouse, external lights and external plugpoints. **SUMMERHOUSE** The summerhouse features twin timber and glazed doors to the front elevation, lighting and power in situ, an electric wall-mounted heater, and windows to the front and side elevations which provide a great deal of natural light. The summerhouse could be utilised as a garden office or hobby room and enjoys views across the property's private gardens.

REAR GARDEN

Externally to the rear, the property features a low maintenance and enclosed decked area, ideal for al fresco dining and barbecuing.





GARAGE

Single Garage

The detached garage features an electric, remote-controlled, roller shutter door, lighting and power in situ, additional storage in the eaves, a bank of double-glazed windows to the side elevation, and a work bench at the bottom of the garage. There is a pedestrian access door to the side of the garage which leads to a lean-to garden store area, where there is a light point and a four panel composite door.





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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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