



78 Fenay Lane, Almondbury, Huddersfield, HD5 8UJ

£525,000

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This stunning detached family home offers exceptional accommodation, ideal for a growing family requiring a property which is immaculately presented with stylish décor and quality fixtures and fittings throughout. With a superb extended open plan dining kitchen/family room with bi-fold doors to the private garden and ample space for entertaining friends and family. Also boasting a separate lounge, 4/5 bedrooms, 3 well-appointed shower room/bathrooms, utility space and a converted garage which serves as a study or a 5th bedroom as required.

Externally there are private landscaped gardens to the rear which provide a perfect setting for outdoor relaxation and gatherings, a summerhouse which has internal power and lighting and a gated driveway providing off road parking for up to 3 vehicles.

The property is handily positioned within walking distance to Almondbury village, where most daily requirements can be satisfied, as well as being convenient for sought after schools.

This substantially extended home, combines modern living with flexible accommodation, making it a superb prospect for those with a growing family. Whether you are looking to entertain guests or enjoy quiet family evenings, this property is sure to impress. Don't miss the opportunity to make this beautiful house your new home!





GROUND FLOOR:

Entrance Hall

9'0" x 6'8" (2.74m x 2.03m)

The entrance has been thoughtfully designed, boasting a bespoke fitted cabinet with seating area - perfect for shoe storage and outdoor garments. A solid oak door leads to the shower room and double oak doors lead into an inner hallway which has a staircase rising to the first floor.

Shower Room

This modern shower room has a generous walk-in shower enclosure which is fitted with a luxurious rainfall shower, wash basin set within a vanity unit with illuminated mirror above, WC and a chrome heated towel rail. Having part-tiled walls and tiled flooring.

Large Study/Bedroom 5

16'9" x 7'11" (5.11m x 2.41m)

This former garage is highly versatile offering flexibility to suit a variety of lifestyle needs. Currently utilised by the vendors as a home office and music room, it could easily serve as an additional 5th bedroom, studio, or independent living space if required. The room features a kitchenette complete with a fridge, freezer, and stainless steel sink with mixer tap, ideal for creating a self-contained area for a dependent relative or guest accommodation. A utility area houses the washing machine and tumble dryer, enhancing the practicality of the space while keeping the main living areas clutter-free.

Lounge

15'9" x 11'10" (4.80m x 3.61m)

This elegant reception room enjoys plenty of natural light

from the bay window which enjoys views over the rear garden. Enhanced by the stripped wooden floorboards and fireplace set within a marble surround.

Dining Kitchen/Family Room

26'0" x 18'6" (7.92m x 5.64m)

This superb open-plan dining kitchen is the epitome of modern family living. Designed with both style and functionality in mind, the kitchen features an elegant range of cream shaker-style units perfectly complemented by luxurious granite work surfaces. Integrated appliances include an electric oven and grill, a Neff 4-ring induction hob, fridge freezer, and dishwasher. There is a central island unit, creating a sociable space ideal for casual dining and entertaining, or simply gathering with family and friends. The dining space comfortably fits a large dining table and chairs together with two sofas. The bi-fold doors are a real feature of this space, opening out onto the decking, ideal for alfresco dining.





FIRST FLOOR:

Landing

Master Bedroom

17'6" x 11'10" (5.33m x 3.61m)

This spacious master bedroom has a range of fitted wardrobes providing ample storage. There is a dressing area and a double glazed window to the front.

En suite Shower Room

Cleverly concealed behind a wardrobe door, this luxurious en-suite features a spacious walk-in shower cubicle with a rainfall shower, a contemporary wash basin set within a vanity unit, WC, and a chrome heated towel rail. The walls and floor are finished in co-ordinating grey tiles.

Bedroom 2

18'3" x 8'9" (5.56m x 2.67m)

Another lovely double bedroom, located at the rear of the property with the main focal point being the set of patio doors that open onto a glass Juliet balcony which enjoys views over the garden.

Bedroom 3

11'10" x 10'2" (3.61m x 3.10m)

Located at the rear of the property, this generously sized double room features fitted wardrobes and additional storage cupboards.

Bedroom 4

11'10" x 8'0" (3.61m x 2.44m)

Another good double bedroom with plenty of space to accommodate a variety of freestanding furniture, it offers flexibility to suit your personal style and needs.

Bathroom

The house bathroom features a spacious walk-in shower cubicle with a rainhead shower, separate bath,

wash basin set within a vanity unit and WC. There is tiling to the walls and floor.

OUTSIDE:

To the front of the property, wooden stable gates reveal an expansive pebbled driveway, offering plenty of space for up to 3 vehicles. Having well maintained gardens and laurel hedging. At the rear, there is a landscaped private garden which is fully enclosed, offering a safe haven for children and pets.

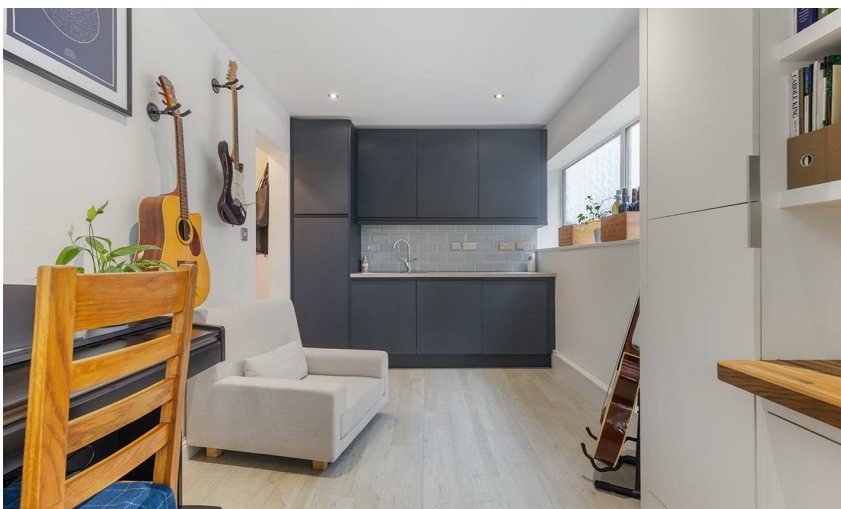
A generous decked area provides an ideal space for barbecues and alfresco dining. The lawn is complemented by mature shrubs and plants, while a further patio area, tucked beneath an overhanging shrub, offers a peaceful, shaded retreat. The garden also features several storage sheds, one of which is an outdoor garden room, which is fully equipped with multiple electric points, lighting, and a radiator. Previously utilised by the former owner as additional office space, it presents a versatile opportunity for work or leisure. These outbuildings provide practical storage for bicycles and gardening tools, all while maintaining the enchanting beauty of this private oasis.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley and at the next set of traffic lights take the right hand lane turning right into Somerset Road. Follow this road up into the centre of Almondbury village and as the road bears to the right by the church take the left hand turning into Fenay Lane where the property can be found on the left hand side.



TENURE:

Freehold

COUNCIL TAX BAND:

D

MORTGAGES:

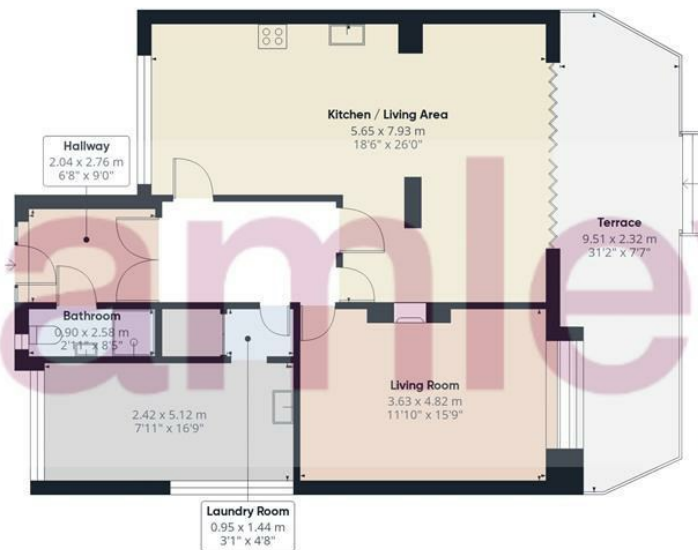
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Floor 0



Floor 1

Approximate total area⁽¹⁾

147.5 m²
1588 ft²

Balconies and terraces

22.2 m²
239 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	71	79
EU Directive 2002/91/EC		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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