



Owston Lodge, Fenay Lane, Almondbury, Huddersfield, HD5 8UJ
Offers In The Region Of £700,000

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NO UPPER CHAIN

This impressive stone built, bay fronted period detached residence constructed circa 1916 is located on this sought after tree lined lane. Set back behind a stone pillared entrance, the property is conveniently positioned for access to the village centre, along with various shops, sought after schools together and Woodsome golf course which is a short distance away. Offering spacious, light rooms with high ceilings, ceiling covings and picture rail décor. The property also provides uPVC double glazing, gas central heating system, security alarm, CCTV, EV charging point and solar panels which produce a yearly income. The extensive accommodation comprises to the ground floor; entrance porch, reception hall, lounge, dining room, study, sitting room, sun lounge, dining kitchen, utility room and separate WC. To the first floor is a spacious landing, family bathroom and 4 bedrooms with the master bedroom having an en suite shower room. Externally there is a driveway which provides off road parking for several vehicles, together with a detached double garage with electric doors and attached potting shed, along with well stocked front and rear gardens.

This superb family home requires an early internal inspection to appreciate the size, position and wealth of character throughout.

Energy Rating: C





GROUND FLOOR:

Entrance Vestibule

Having a uPVC and double glazed entrance vestibule/porch which provides space for ample coat and boot storage.

Entrance Hall

20'0" x 11'10" (6.10m x 3.61m)

This welcoming entrance hall will surely impress, having a wooden panelled staircase, oak flooring and plenty of natural light enjoyed from the double glazed window and the glass and timber internal doors. The solid oak floor flows throughout the hallway and is incorporated throughout most ground floor rooms. The hallway has 2 central heating radiators and wall light points. The cellar is easily accessible from the hallway and provides the property with additional storage space.

Lounge

14'11" max x 14'11" (4.55m max x 4.55m)

This elegant room has a bay window which captures the views across the front lawn and there is a handsome fire surround with gas fire. Also having a central heating radiator and additional double glazed windows.

Dining Room

16'5" max x 14'11" (5.00m max x 4.55m)

This lovely room has a bespoke solid oak fire surround with a cast iron gas fire. The oak flooring flows throughout and the room faces the front garden with a double glazed bay window and additional window to the side elevation.

Dining Kitchen

14'9" x 9'11" (4.50m x 3.02m)

The dining kitchen is fitted with an arrangement of oak wall and base units with granite work surfaces over and space for a Rangemaster gas cooker. Behind where the oven sits is a contemporary stainless steel splashback with Rangemaster chimney extractor above and there is an integrated dishwasher. The room includes Amtico flooring that is fitted with under floor heating and there is a feature beam to the ceiling. Space is provided for a free standing fridge freezer and additional furniture, along with a family sized dining suite.

Utility Room

9'2 x 7'6 (2.79m x 2.29m)

Space and plumbing is provided for a washing machine and there is extra space for a dryer and further white goods if required. The utility room has a door leading out to the side elevation, perfect for laundry duties and within the utility room there is access to the cloakroom/WC.

Cloakroom/WC

Comprising of a corner wash basin and low flush WC.

Study

6'5" x 9'5" (1.96m x 2.87m)

Having two double glazed windows assuring a good degree of natural light and a central heating radiator.

Sitting Room

14'11" max x 11'10" (4.55m max x 3.61m)

This reception room is situated to the rear of the property and is open plan to the sun lounge. Having a uPVC double glazed window to the side elevation and a central heating radiator.

Sun Lounge

17'5" x 7'6" (5.31m x 2.29m)

This room can also be accessed from the kitchen and the sitting room. With double glazed windows to two elevations, together with double glazed French doors to the garden.

LOWER GROUND FLOOR:

Cellar

The lower ground floor is accessed from the entrance hall, stone steps lead down to a wine cellar, boiler room/store which has a gas fired central heating boiler and Megaflo water storage cylinder. There is an electric circuit board, controls for the solar panels and access to a third room which provides additional storage.

FIRST FLOOR:

Landing

An impressive staircase rises to a spacious landing area. There is a central heating radiator, a uPVC double glazed window, ceiling coving and access to all the first floor accommodation.

Master Bedroom

14'11" x 14'11" (4.55m x 4.55m)

This spacious master bedroom has a central heating radiator, ceiling coving and 2 uPVC double glazed windows.

En suite Shower Room

The en suite is fitted with a wash basin, concealed cistern WC and a large walk in shower enclosure with glass partition. There are also part tiled walls, a chrome ladder style radiator and a double glazed window.

Bedroom 2

14'11" x 14'11" (4.55m x 4.55m)

Having fitted wardrobes to both alcoves, ceiling coving, a central heating radiator and a uPVC double glazed window.

Bedroom 3

15'2" x 12'5" (4.62m x 3.78m)

Having a central heating radiator, ceiling coving and 2 double glazed windows.

Bedroom 4

11'2" max x 9'4" (3.40m max x 2.84m)

This room has a central heating radiator, access to the loft and a double glazed window.

Bathroom

This sizeable bathroom has a P shaped bath with a curved shower screen and mixer shower above, a pedestal wash basin, low level WC and ladder style radiator. There are part tiled walls and a double glazed window.

OUTSIDE:

The gardens are well maintained and set back well from the lane, being well stocked with fruit bushes, trees, bamboo and a variety of foliage, the colourful gardens offer a wonderful space for all the family to enjoy. The addition of wrought iron gates half way down the driveway is perfect to ensure the safety of children and family pets. There is also an EV charging point located at the rear of the property.

Garage

The double garage resides down at the bottom of a lengthy driveway , providing ample off road

parking. With fob controlled high security roller shutters and a side pedestrian entrance, the spacious garage includes lighting and sockets.

Garden Room/Potting Shed

To the side of the garage is a uPVC garden room/potting shed that is currently used to grow seasonal plants, which has power and light.

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:

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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 -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
3140.5 ft²
291.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 in situ 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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