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Fenay Lane, Almondbury Huddersfield,

Offers over £650,000

MARTIN THORNTON PLATINUM

Located in one of Huddersfield's most sought-after residential areas is this fully renovated, architecturally designed and RIBA nominated extended four-bedroom detached family home. The property is ideally positioned within easy reach of local amenities, a health club and golf course, making it an excellent choice for a professional couple or growing family.

The property offers a stylish "Scandi chic" feel, with well-presented and flexible accommodation arranged over two floors. The ground floor comprises an impressive open-plan entrance hall, cloakroom/WC, lounge and a superb open-plan kitchen and dining area, with additional seating space and a useful utility room.

To the first floor are four good-sized bedrooms, with the principal bedroom enjoying an en suite shower room, feature freestanding bath and access to a balcony area overlooking the rear garden. There is also a modern and stylish house shower room.

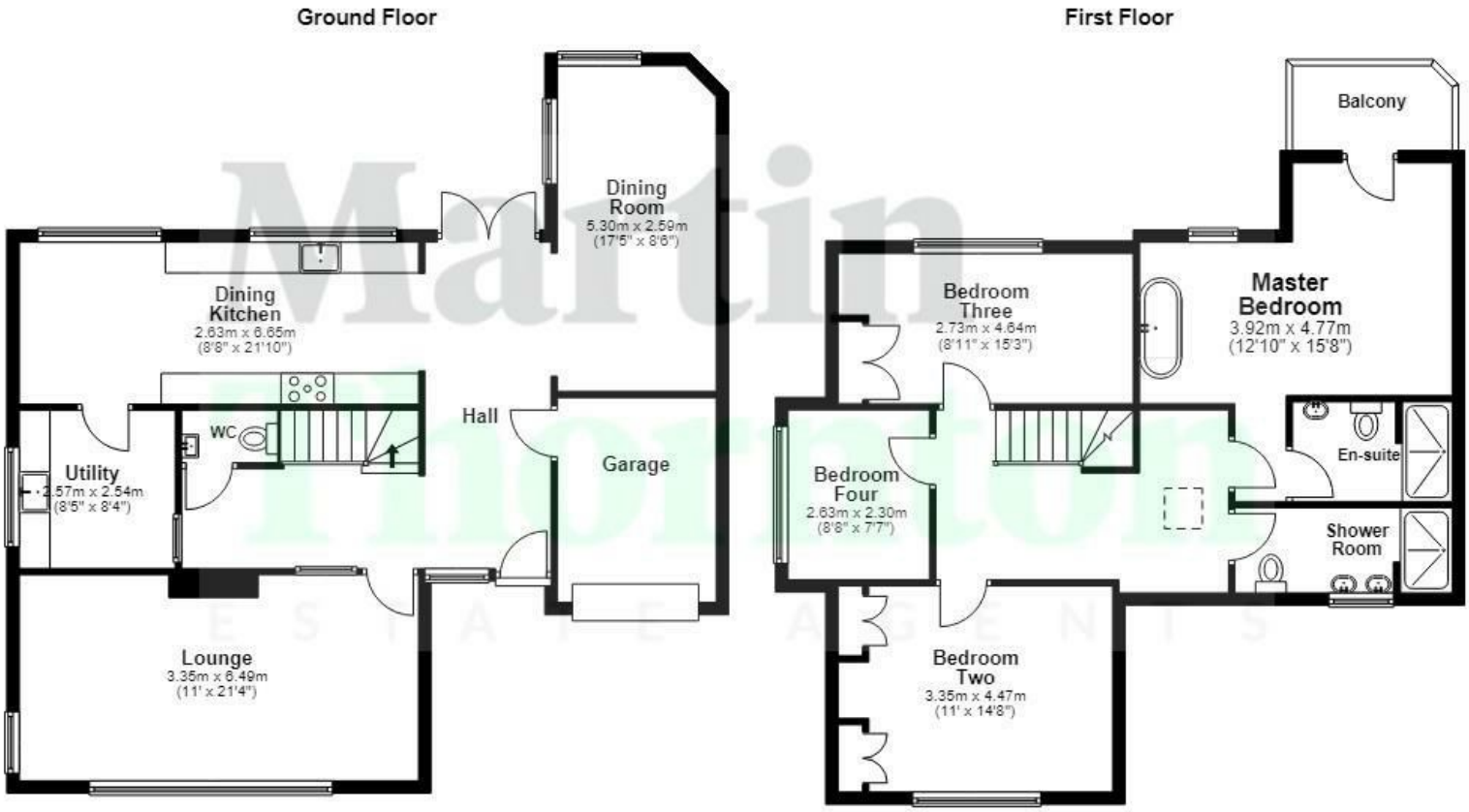
The property benefits from gas central heating and powder-coated aluminium double-glazed windows throughout.

Externally, there is ample off-road parking to the front, together with landscaped gardens and a driveway providing access to an integral store room. To the rear is a good-sized, enclosed garden with lawn, mature shrubbery borders, patio area, greenhouse and potting shed.

An internal inspection is highly recommended to fully appreciate the standard of accommodation and the quality of this impressive family home.

Fenay Lane, Almondbury
Huddersfield,

Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details

Entrance Hallway

A covered entrance leads from the block paved driveway onto a flagged step and into an open-plan hallway via a composite style door with a double-glazed side panel. The hallway has attractive oak style laminate floor running throughout, along with exposed beams to the ceiling and vertically hung contemporary style radiators. The property has oak doors throughout with black door furniture and hinges. From here, access can be gained to the following rooms:

Cloakroom WC

This room houses a low-level WC with a concealed cistern and a Tikamoon teak and marble hand basin with chrome monobloc tap and storage unit beneath. There is a ceiling light point and a radiator.

Lounge

Designed as a cosy principal reception room, this spacious living area spans the full width of the front of the property and enjoys an abundance of natural light through several uPVC double-glazed windows overlooking the garden. Additional light comes from the side elevation via a uPVC double-glazed window. There is a continuation of the oak style flooring, a ceiling light point, various power points and a radiator.

Dining Space

The entrance hallway opens to the rear where there is a pair of powder coated aluminium French doors leading onto the patio. The dining area is ideal for entertaining and open from the kitchen, with a continuation of the oak style flooring and beams to the ceiling. There are two sets of sliding powder coated aluminium double-glazed windows, a seating area, various power points and a contemporary vertically hung radiator.

Kitchen

The kitchen includes a range of modern wall and base cupboards, drawers, granite worktops and an inset stainless steel sink unit with a Quooker style tap. Integrated appliances include an oven, microwave, induction hob with extractor fan, dishwasher and fridge freezer. Natural light comes from the rear elevation via four good-sized double-glazed windows.

Utility

The useful utility room benefits from ample built-in storage, together with plumbing and space for a washing machine and tumble dryer. The room houses the Baxi central heating boiler, which can be controlled via a wireless thermostat. There is also a Belfast sink with an extendable hose-style tap, ceiling light point and continuation of the attractive oak flooring.

First Floor Landing

From the entrance hall, an oak staircase rises to the first floor landing, which has a useful built-in storage area/wardrobe and a radiator. There is access to loft space via a pull down ladder, which is part boarded for storage. The landing has skylights and two wall light points.

Bedroom Four

This single bedroom is positioned at the side of the property and has two double-glazed windows, a ceiling light point, various power points. There are exposed timber floorboards throughout the room.

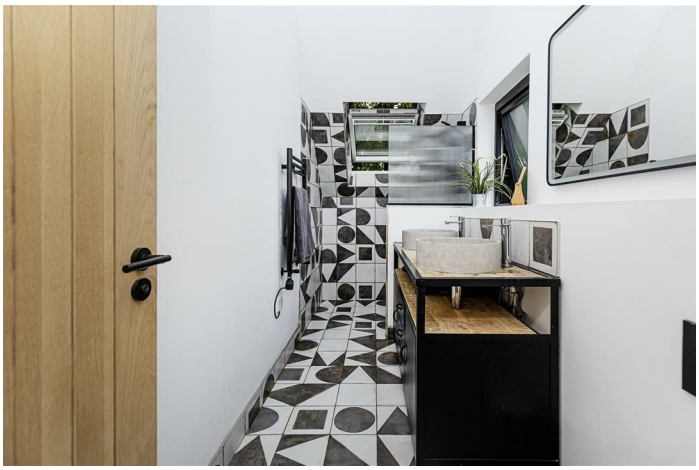
Bedroom Two

This double bedroom has two double-glazed windows overlooking the rear garden. There are fitted wardrobes with hanging rails and shelving, power points, a ceiling light point and a radiator. There are exposed timber floorboards throughout the room.

Bedroom Three

This double bedroom is positioned at the front of the property and has exposed floorboards throughout, along with wall-length fitted wardrobes. There is coving to the ceiling, a ceiling light point, power points and a radiator.

House Shower Room



This stylish room features a modern contemporary suite comprising a low-level WC with concealed cistern, together with a bespoke his-and-hers Tikamoon vanity unit incorporating concrete hand basins with chrome monobloc taps. The vanity unit provides useful storage with a combination of cupboards and drawers beneath.

There are attractive tiled splashbacks, a powder-coated double-glazed window to the front elevation, extractor fan and ceiling light point. The walk-in shower area is finished with attractive Mandarin Stone monochrome tiling and houses a mains-fed shower. A Velux double-glazed window provides an additional source of natural light.

Master Bedroom Suite

The oak style flooring continues into the master bedroom. The room has a balcony, which is accessed via a powder coated double-glazed door and has wrought iron railings and a lovely seating area overlooking the rear garden. There is a skylight to the ceiling, a Velux double-glazed window and a separate floor-to-ceiling double-glazed window. The focal point of the room is a Lusso stone amber resin freestanding glass bath with floor mounted mixer tap. An oak door opens to the en suite.

En Suite Shower Room

The room is finished with a seamless microcement finish to the walls and floor, creating a contemporary and stylish feel. There is an attractive timber-style vanity sink unit with a polished brass inset tap, useful shelving and a cupboard beneath. The low-level WC benefits from a concealed cistern. The walk-in shower area houses a mains-fed shower, with an extractor fan and skylight providing ventilation and natural light.

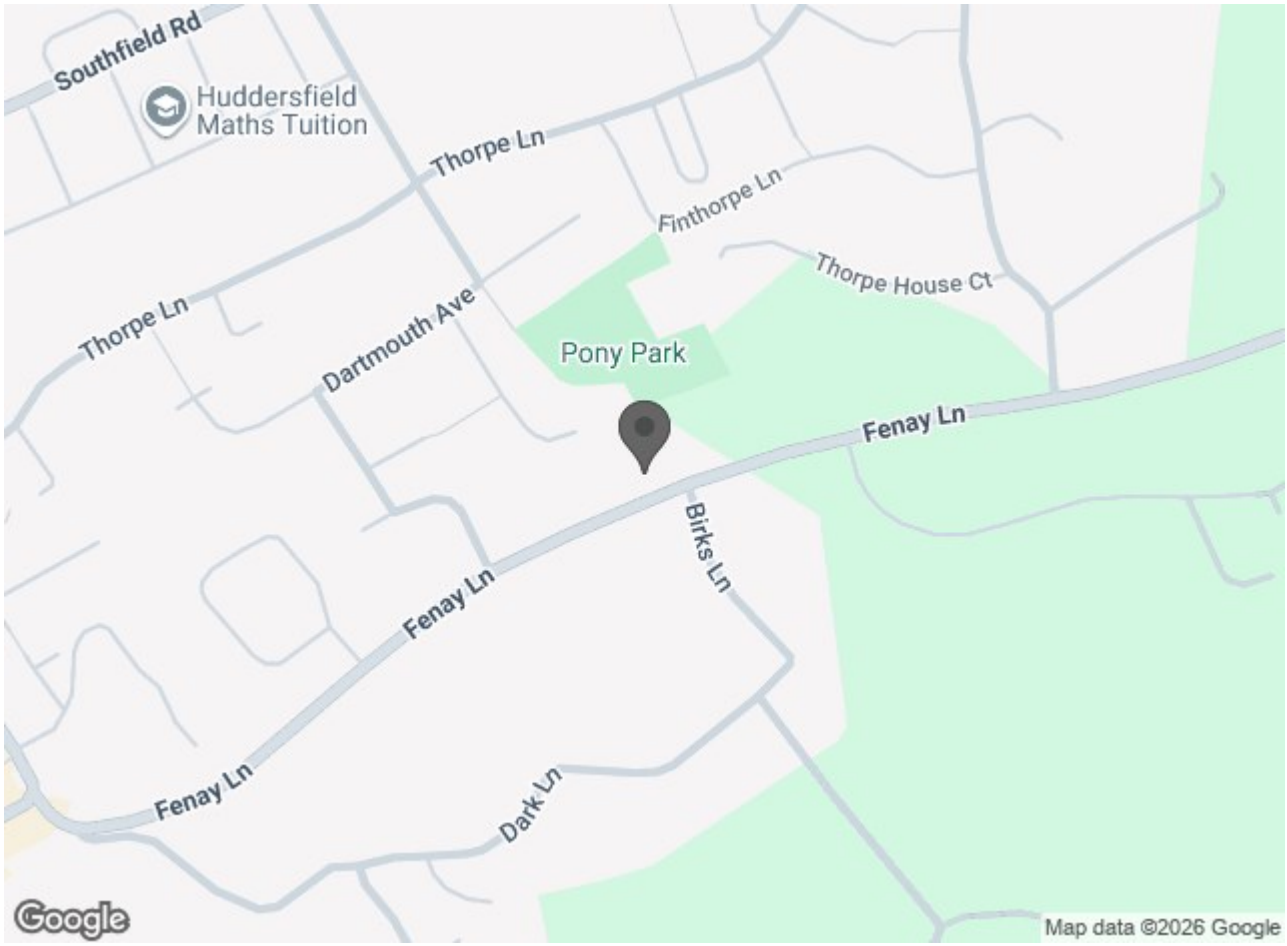
External Details

The property is approached by a block paved driveway, which provides ample parking for several vehicles and access to an adjoining garage with an up-and-over door,

power and light. The front garden is mainly lawned with mature shrubbery borders and a pathway runs along both sides of the property to the rear, with security gates at either side. The rear garden is well established and private, with a range of mature shrubbery and fenced borders, a good-sized patio and lawn, with a potting shed and greenhouse.

Fenay Lane, Almondbury
Huddersfield,

Directions



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