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Fenay Hall, Fenay Lane, Fenay Bridge Huddersfield,

£2,395 Per month

This four-bedroom property is set back from Fenay Lane and enjoys a hamlet style setting in this cobbled courtyard on the edge of Woodsome Valley, a short distance from amenities within Almondbury. The accommodation comprises an entrance hall, downstairs WC, dining kitchen with integrated appliances, utility, large living room, adjoining dining room and separate sitting room. On the first floor are four bedrooms, the master with a stylish en suite, and a family shower room. There is a gas-fired central heating system and majority sealed unit double glazing. Externally, the property is approached down a long tree-lined driveway. It has a double garage and an enclosed mature garden with lawns and a large stone flagged patio area (accessible from the living room and sitting room).

Fenay Hall, Fenay Lane, Fenay Bridge
Huddersfield,

Floorplan

Ground Floor

Floor area 96.5 m² (1,039 sq.ft.)

First Floor

Floor area 71.8 m² (773 sq.ft.)

TOTAL: 168.3 m² (1,812 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details

Entrance Hall

A broad timber entrance door with a glazed over-light gives access from the cobbles courtyard into the hallway. This is particularly light and bright, incorporating a staircase with oak and glass, rising to the first floor accommodation. Windows provide an abundance of natural lighting and there is decorative deep cornice coving, a radiator and access to the downstairs WC.

Downstairs WC

This has a two-piece white suite with a pedestal wash hand basin and a low-level WC. There is half-height wall tiling, tiling to the floor, a radiator and opaque windows incorporating New England style shutters.

Dining Kitchen

From the hallway, an oak and glazed door leads into the dining kitchen. This well-appointed, spacious eating and entertaining room is light and bright with windows to three aspects. The two larger windows overlook the courtyard and incorporate New England style shutters. The kitchen area has an array of wall cupboards and base units with granite worktops, matching upstands and splashbacks. There are sunken twin stainless steel sinks with mixer taps and adjoining grooved draining areas. Integrated appliances include a double oven, five-ring gas hob with canopy style filter hood, dishwasher, fridge and freezer. The room has ceiling downlighting, porcelain style floor tiling, plenty of space for a formal dining table and twin radiators.

Utility

This has base units with a roll-edge worktop, a circular

stainless steel sink and plumbing for a washing machine. Within this room is the boiler for the central heating system. There is a tiled floor and a side external timber door.

Living Room One

This is a large open plan flexible space, be it as a formal dining room, sitting room or study area. It is light and bright with a side sealed unit double glazed sash window. An oak and glass staircase rises to the first floor accommodation and beneath this is a useful store cupboard with a hanging rail. There are wall light points and a radiator. A wide archway and two steps lead down to the living room.

Living Room Two

This fabulous principal reception room is particularly light and bright with two sets of French doors leading out onto the patio/terrace and two double glazed sash windows overlooking the garden. The centrepiece of the room is a Portuguese limestone fire surround incorporating a Dimplex log-effect remote control electric fire. The room can accommodate plenty of furniture, has various wall light points and two radiators.

Dining Room

This versatile additional reception room is perfect as a formal dining room or could be used as a second sitting room, depending on the occupant's layout requirements. To the front elevation, there are French doors leading out onto the stone paved terrace. The room has various wall light points and two radiators.

First Floor Landing

This has oak balustrading incorporating glazed panels, a large storage cupboard and a radiator.

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Bedroom One

This large double bedroom is particularly light and bright with front and rear windows. There is built-in furniture incorporating wardrobes with hanging and shelving and bedside drawers. The room has plenty of space for further furniture, two radiators and access to an en suite.

En Suite Bathroom

The updated stylish bathroom has a white three-piece suite comprising a double ended bath with a wall-mounted shower, a rectangular wall-mounted hand basin with storage below and a low-level WC with concealed cistern. There is feature floor and wall tiling, an illuminated mirror, ceiling downlighting and an upright towel heater. To the rear elevation is a window with a New England style shutter.

Bedroom Two

This double bedroom has a side sash window enjoying a pleasant aspect. There are built-in wardrobes, dressing table and drawers and a radiator.

Bedroom Three

This double bedroom has a similar aspect to bedroom two from its side sash window. The room can accommodate a double bed and furniture and has a radiator.

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Bedroom Four

This room has a feature circular porthole style window and can accommodate a double bed. There is also a radiator.

Main Bathroom

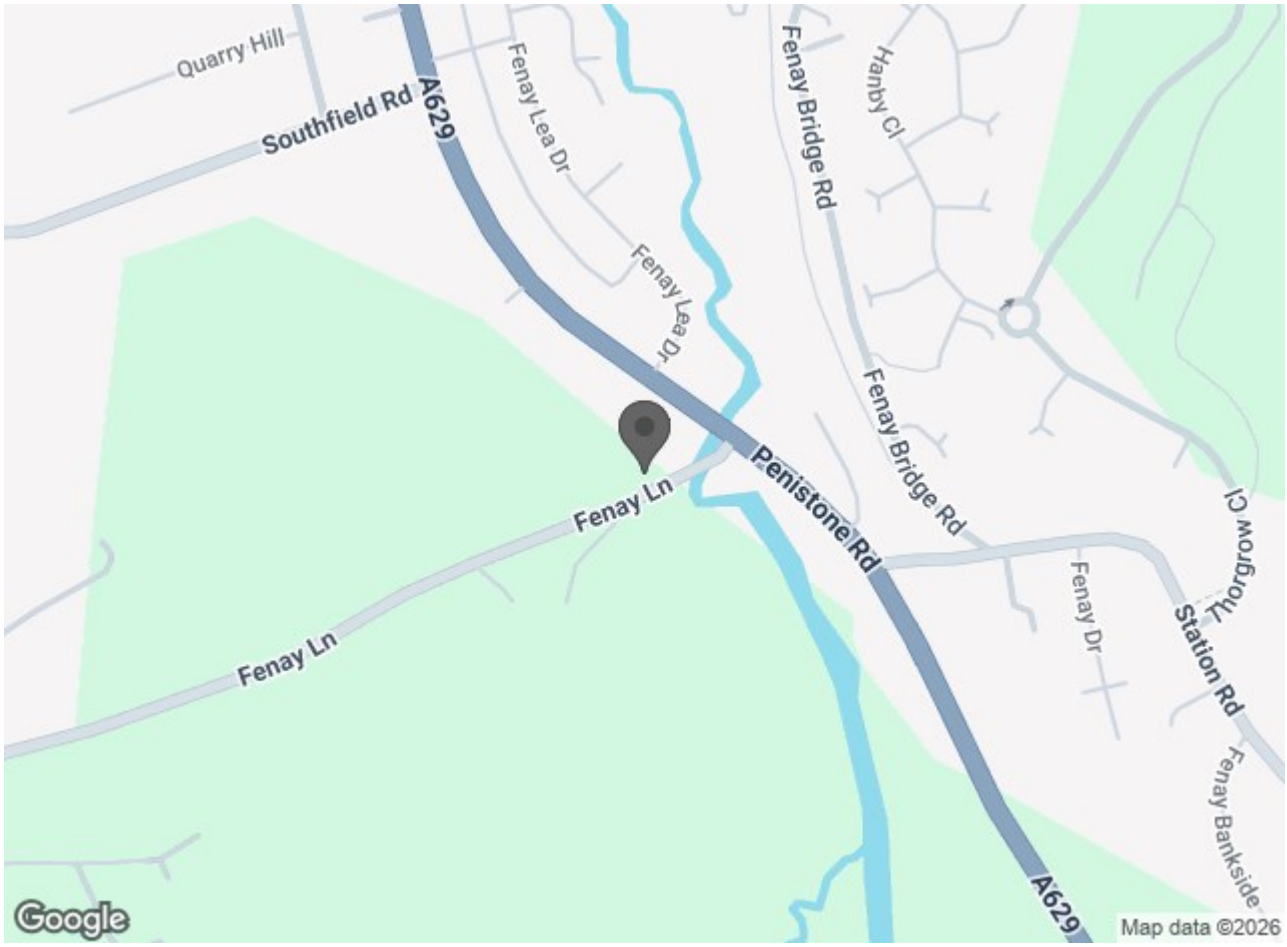
The stylish shower room has a large walk-in shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is full height tiling around the shower cubicle with half-height filing to the remaining walls and matching floor tiling. The room has a mirror fronted toiletries cabinet, ceiling downlighting and an upright chrome ladder-style radiator. To the side elevation is a sash window with New England style shutters.

External Details

Accessed from a long sweeping drive from Fenay Lane, the property enjoys a fabulous hamlet setting among other quality period homes in a most picturesque setting within the Woodsome Valley. The property has a double garage with separate individual up-and-over doors and parking in front. An archway leads through to the courtyard where the external entrance door from the hallway can be accessed and there is a metal gate within a stone perimeter wall with an external door into the utility. A wide stone flagged pathway leads to a timber gate that gives access to the garden. The wonderful mature garden has perimeter walling and fencing and a large stone flagged seating area which can be accessed from the doors within the living room and sitting/dining room. Steps with handrails lead down onto a pathway with mature flowerbeds and borders, shaped lawns and a pathway that meanders through the garden. The garden itself can be a real sun trap.

Fenay Hall, Fenay Lane, Fenay Bridge
Huddersfield,

Directions



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