



Applegate
Properties



- Detached farmhouse
- Five bedrooms
- Extensive & Flexible Interior
- Potential Annex

Penistone Road, Fenay Bridge, Huddersfield, HD8 0LF

Guide Price: £650,000 to £675,000

An extremely spacious five bedroom detached farmhouse with annex, double garage, gardens and adjoining field totalling over 1/2 an acre.



PROPERTY DESCRIPTION

Standing in generous grounds of over 1/2 an acre is this most impressive detached stone farmhouse. Affording characterful and flexible five bedroom accommodation which includes a ground floor annex, the property may well be of interest to a wide range of buyers including the large family.

Including generous gardens, double garage, summerhouse and adjoining field with views towards Woodsome valley, the property is well located for both Huddersfield and the popular amenities of nearby Kirkburton village.

In brief the accommodation comprises: spacious side Entrance Hall with study/seating space and stairs up to Mezzanine Study/Office/Sitting area, double doors to Bar/Snug with fitted bar area, spacious Living Room with French doors to garden, large Dining Room with feature fireplace and exposed beams, stunning Breakfast Kitchen with farmhouse style units and feature fireplace, secondary Hall with stairs to first floor, Cloaks/w.c and Annex Bedroom including fitted Kitchenette, sitting area and En suite Bathroom.

To the First Floor a spacious landing gives access to three double bedrooms, two having En suites and walk-in wardrobes, House Bathroom furnished with four piece suite and further fifth double bedroom accessed via the Mezzanine study and bedroom three.

Externally, the property stands in generous grounds having driveway provide parking for several vehicles, leading to double detached garage with further gated pedestrian access from Penistone Road to the front. Steps lead down to a terraced patio area with external access to useful basement and additional detached Summerhouse with power and sliding doors (offering several potential uses) while lawned gardens continue to the rear and side. Beyond this can be found a large field with walled and hedged boundaries.

EPC: E

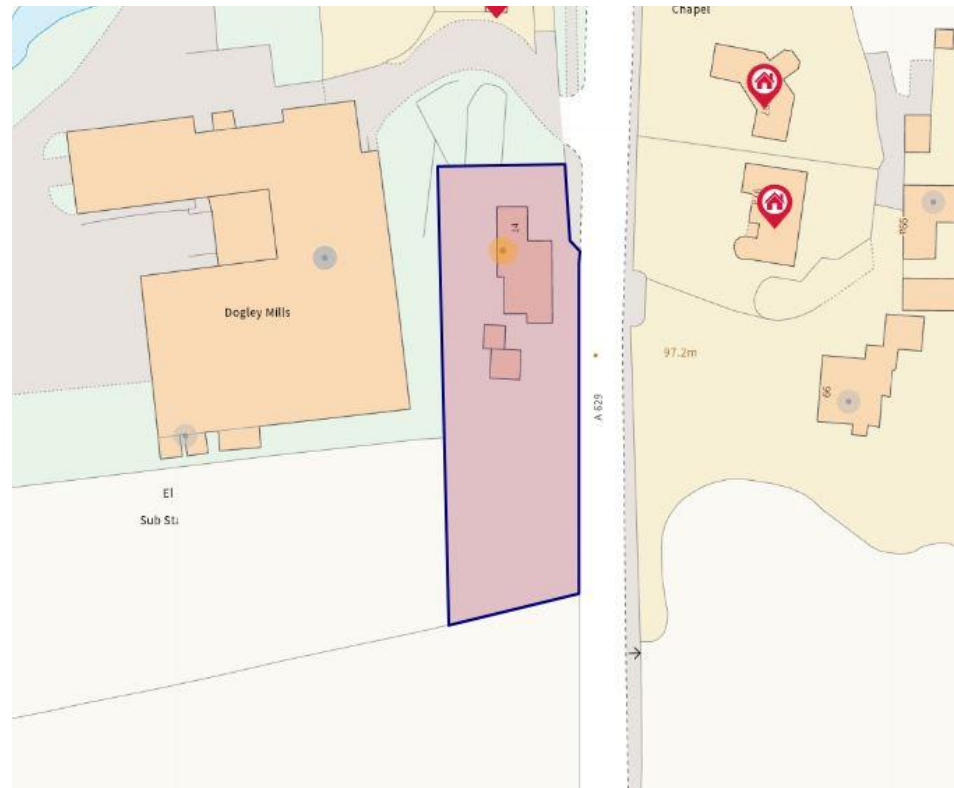
Council Tax Band: E

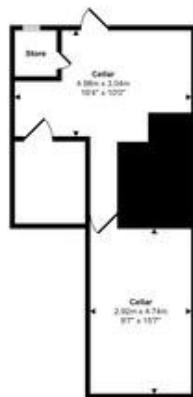
Tenure: Freehold

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.









Cellar
Approx 42 sq m / 452 sq ft



Ground Floor
Approx 151 sq m / 1628 sq ft

Approx Gross Internal Area
163 sq m / 1750 sq ft



First Floor
Approx 119 sq m / 1284 sq ft

This document is only for illustrative purposes and is not to scale. Measurements of rooms, areas, distances, and any other are approximate and no responsibility is taken for any error, omission or misstatement. Suite of items such as bathroom suites are representative only and may not match the real items. Made with Matter Agency Ltd.



Summer House
Approx 8 sq m / 86 sq ft



Double Garage
Approx 32 sq m / 343 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk
01484 682999
info@applegateproperties.co.uk