



Fairfield House, 43 Fenay Lane, Almondbury, Huddersfield, HD5 8UN

£1,500,000

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Fairfield House occupies a substantial, well manicured plot which enjoys formal gardens of approx. 2.6 acres. Situated in this highly sought after residential area, the property features a distinctive circular driveway on approach which adds to the character of the landscape and the property itself boasts 4 double bedrooms, of which the master also has an en suite bathroom. Providing circa 2,500 sqft of accommodation, this property has been well maintained by the current owners and features teak windows, 3 spacious reception rooms and a triple garage. Offering the discerning buyer the opportunity to put their own stamp on this family home, the property offers further potential to extend if required (subject to local planning consents). With accommodation briefly comprising:- entrance hall, spacious lounge which provides access to the sun room with bar area and doors accessing the gardens to the rear, dining room, study, breakfast kitchen and cloakroom/WC. To the first floor there is a master bedroom with en suite, 3 further bedrooms and family bathroom.

Externally the property enjoys superb gardens to all sides with well established botanicals, which offers enormous potential to create outside entertaining space, as well as potential play areas and secure grounds for those with children and pets.

A unique opportunity has arisen to purchase this superb property on Fenay Lane and we would therefore advise all interested parties to book an early viewing in order to avoid disappointment.

Energy Rating: F





GROUND FLOOR:

Enter the property through a bespoke Teak external door with obscure glazed surrounds gives access into:-

Entrance Hall

With a spindle balustrade staircase elevating to the first floor and a door which leads down to the lower ground floor cellar.

Lounge

15'10" x 21'6" (4.83m x 6.55m)

This spacious reception room has a superb outlook via double glazed Teak windows over the tremendous garden. There is a coal effect fireplace set in to a complementary surround and hearth, together with a hot air heating system. A door leads through to the sun room.

Sun Room

16'7" x 12'5" (5.05m x 3.78m)

Creating an additional reception space, this room has a bar area, provides views to the rear by way of full height windows and a set of patio doors which give access to the spacious rear gardens.



Study

12'6" x 10'4" (3.81m x 3.15m)

With a Teak framed double glazed window to the rear elevation and hot air heating system.

Dining Room

12'6" x 15'0" (3.81m x 4.57m)

A wonderfully bright reception room which boasts twin Teak framed double glazed windows which overlook the garden and hot air heating system.

Breakfast Kitchen

9'5" x 11'2" plus 9'5" x 11'2" (2.87m x 3.40m plus 2.87m x 3.40m)

Being fitted with a range of wall, drawer and base units with laminated work surfaces, tiled splashbacks and a twin pan stainless steel sink with drainer and mixer tap. There is plumbing for a washing machine and additional pantry room. There are Teak framed double glazed windows overlooking the garden and the kitchen also provides access to the secondary entrance hall.





Cloakroom/WC

Furnished with a low flush WC, pedestal wash hand basin, central heating radiator and timber framed window to the front elevation. There is also a useful storage cupboard.

LOWER GROUND FLOOR:

Accessed from the main entrance hall, steps lead down to the cellar.

Cellar

A small keeping cellar which provides additional storage.

FIRST FLOOR:

There is a feature checkerboard window which runs from the entrance hall up to the first floor landing.

Landing

With loft access by way of a ceiling hatch.

Master Bedroom

17'10" x 15'10" (5.44m x 4.83m)

A set of Teak French doors lead out to a pleasant balcony area which overlooks the garden. There is also a central heating radiator.

En suite Bathroom

Furnished with a 3 piece suite incorporating a low flush WC, pedestal wash hand basin and a deep sunk panelled bath with overhead shower attachment and glass shower screen. There is a timber framed window to the front elevation and a central heating radiator.

Bedroom 4

12'6" x 10'4" (3.81m x 3.15m)

With a double glazed Teak framed window overlooking the rear garden, a central heating radiator and sink unit.

Bedroom 2

14'11" x 12'3" (4.55m x 3.73m)

With twin double glazed Teak windows to the rear elevation, 2 central heating radiators and a sink unit.

Bedroom 3

14'0" x 11'2" (4.27m x 3.40m)

With a double glazed Teak window to the side elevation, a central heating radiator, built-in wardrobe, dressing table and sink unit.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and deep sunk bath which is set into a tiled surround with overhead shower. There is an obscure timber framed window to the front elevation and tiled splashbacks.

OUTSIDE:

Wrought iron gates lead through to a tarmac driveway which leads round in a circle, with an inset grassed island. Access is gained to the garages and front of the property where there are well manicured lawned gardens with mature trees and stunning borders. Access is gained round either side of the property to the impressive and substantial rear garden. The rear garden provides a vast space which is fully enclosed by mature hedgerow and tree borders. Comprising of manicured lawns, stocked flowerbeds and willow tree, a section of conifer hedging divides the formal garden from the further section of garden/field which is again framed by trees and hedges.

OVERAGE CLAUSE:

Please note, the current owners are in the process of establishing an overage clause on the plot. The exact details of this will be negotiated with the successful buyer. Currently proposed is 35% over the next 35 years.

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.





TENURE:
Freehold

COUNCIL TAX BAND:
Band G

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.

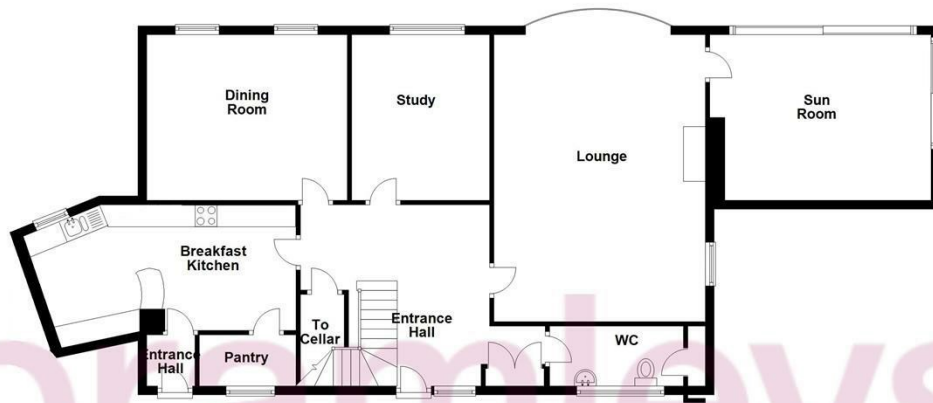
DIRECTIONS:

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 and continue round the bend for approximately 100 yards, where the property will be found on the right hand side of the road clearly identified by a Bramleys for sale board.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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 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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