



Wm Sykes
& SON EST. 1866

P R E S T I G E

TRUSTED FOR GENERATIONS





FIR HILL

5 PRIMROSE LANE, HIGHBURTON

OFFERS REGION £659,950

This magnificent detached house occupies a generous plot in one of Huddersfield's most prestigious residential locations. It offers spacious 4 bedroom accommodation which would benefit from modernisation but does offer enormous potential for a purchaser to renovate and redesign to their own tastes. We understand that the property is set within grounds of approximately 0.68 of an acre which incorporate extensive gardens, parking and a large detached garage

- Spacious detached residence
- Approx 0.68 acres of grounds
- Sought after location
- 4 double bedrooms
- Delightful gardens
- Extensive driveway and large garage
- Offers excellent potential
- Energy rating 32 (Band F)

About Fir Hill

Fir Hill is a unique and individual detached property which we understand was constructed circa 1962 it has remained in the ownership of the same family ever since. It occupies a pleasant residential location where properties of this size and stature are rare to the open market. The property is offered for sale with vacant possession and no vendor chain.

The property is of traditional stone built construction under a pitched stone slate roof. At the time it was built the works appear to have been carried out to a high standard but the fixtures and fittings would now be considered dated so we do anticipate that buyers will look to renovate to their own tastes.

It is entered through a spacious entrance hall with grand staircase with the remaining ground floor accommodation comprising: large lounge, garden room, dining room, kitchen, downstairs wc, utility and pantry. Upstairs there is a large landing, 4 generous double bedrooms, en-suite and house bathroom.

The property is accessed down a winding driveway which provides generous parking and leads to the large detached garage. There are generous gardens surrounding the property, predominantly to the side and rear.

We feel that the property offers excellent potential to redesign the existing accommodation, extend and renovate to the purchaser's own tastes. There is also the space and scope to build an additional dwelling on the side garden plot – this would be subject to planning permission being obtained.

Accommodation:

GROUND FLOOR

Entrance Hall 13'7" x 12'9"

A spacious entrance hall which features a splendid staircase leading to the first floor with wooden handrail, storage cupboard below, window to the front, wooden entrance door and radiator.



Cloakroom 10'6" x 8'

A true walk in cloakroom which features a window to the front, built in cupboard and washbasin. There is also a door into the separate downstairs wc which has a further window to the side and low flush wc.

Lounge 17'10" x 14'10"

A particularly good sized lounge which features a bay window to the rear with window seat enjoying the views over the garden and beyond, 2 further windows to the side, tiled fireplace with open fire and glazed door opening into the garden room.



Garden Room 7'11" x 7'11"

A small extension to the side of the house which features windows to the side and rear.



Pantry

A walk in store which features shelving, partly tiled walls and an obscure glazed window to the front.

Dining Room 16'5" x 13'10"

With windows to the rear, chimney breast with tiled fireplace and open fire, radiator.

Side Hall

Leading to the kitchen, utility and store rooms with a further entrance door to the side.



Kitchen 13'10" x 13'

The kitchen features a range of base units and wall cupboards with laminated worksurfaces and stainless steel sink with mixer tap, free standing range style cooker, windows to the front and side, door to the dining room and radiator.

Utility 9'5" x 8'8"

With ceramic sink, walk in bath with shower over, windows to the front, plumbing for automatic washing machine and radiator.

Store 5'6" x 4'6"

A door leads through into a second pantry / store which is again shelved and has a further door leading to the boiler room which houses the central heating boiler.



FIRST FLOOR



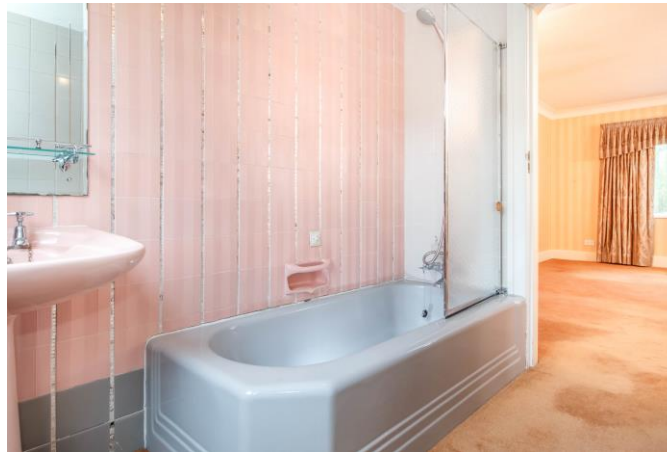
Landing

The stairs rise to a spacious landing area which features an array of built in shelves and cupboards, loft access hatch and windows to the front.



Bedroom 1 17'4" x 14'10"

The master bedroom features windows to the side and rear, fireplace with attractive wooden surround, tiled and cast iron interior.



En-Suite 8'5" x 6'8"

With 4 piece suite comprising low flush wc, bidet, pedestal washbasin and bath, obscure glazed window to the front elevation.



Bedroom 2 16'4" x 13'4"

Another large double bedroom with windows to the rear, fitted wardrobes and dressing table, pedestal washbasin.



Bedroom 3 13'9" x 12'11"

Having windows to the side and rear and a range of built in shelving with matching desk.



Bedroom 4 13'9" x 8'11"

With windows to the front and side and a pedestal washbasin.



Bathroom 10'8" x 7'9"

With 4 piece suite comprising low flush wc, bidet, pedestal washbasin and bath, built in cupboard and obscure glazed window to the front.

OUTSIDE

The property is accessed via a sloping driveway from Primrose Lane which leads along the front of the house to the detached garage. It provides generous space to park a number of vehicles. There are garden areas with mature trees along the driveway.



Garage 31' x 18'

A large detached garage with folding double doors, electric light and power supply and an outside WC.



Front and side Gardens

There are extensive lawned garden areas to the side and rear of the house which feature mature borders, shrubs and trees.

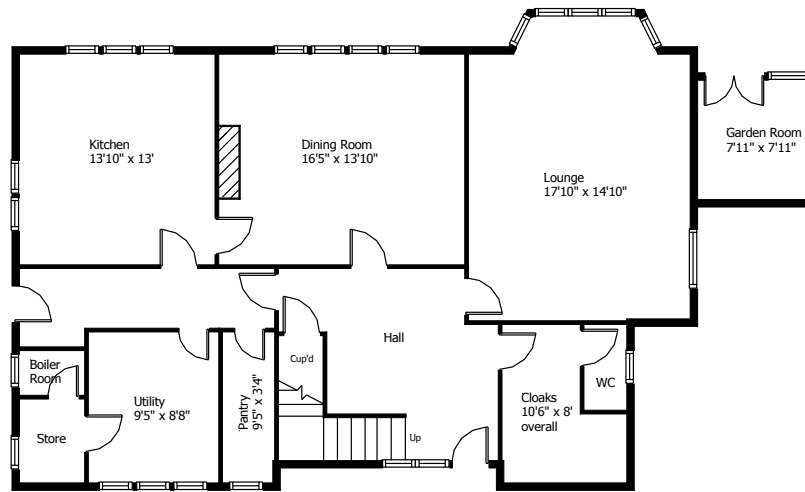
Viewing

By appointment with Wm Sykes and Son

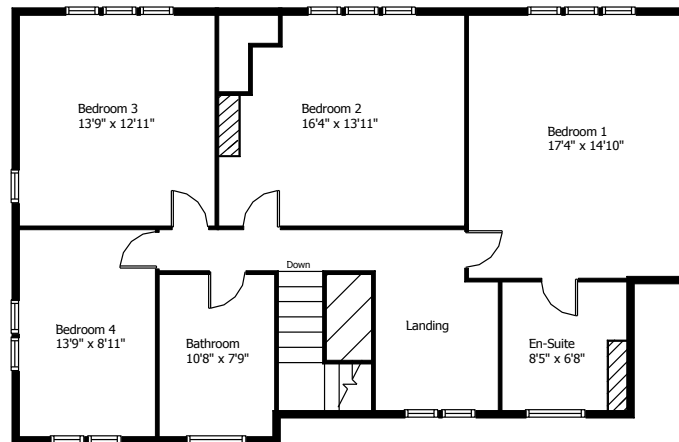
Location

From the A629 Penistone Road turn up Far Dene (by the White Swan Public House). Primrose Lane is on the left hand side after a short distance.

Fir Hill, 5 Primrose Lane, Highburton



Ground Floor



First Floor

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The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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