



Fenay Lane, Almondbury, Huddersfield HD5 8UJ



welcome to

Fenay Lane, Almondbury Huddersfield

OODLES of potential. Detached 3 bedroom property on fenny lane with loads of privacy, integral garage, 2 receptions. Ground floor w/c. and 4 piece bathroom suite. Great area for families.



Ground Floor

Entrance

Front door leading to porch with door to hallway. Carpeted flooring and warmed by a central heating radiator. Understair storage.

Cloakroom

With low flush WC and wash hand basin. Carpeted flooring and a built-in mirror.

Lounge

10' 11" x 21' 5" (3.33m x 6.53m)

Superb sized reception room with carpeted flooring and warmed by a gas fire which has a granite surround. The room also has a central heating radiator. Two ceiling roses with drop light fittings. Double glazed window to the front.

Dining Room

17' 9" max x 12' max (5.41m max x 3.66m max)

Superb sized dining room perfect for entertaining with carpeted flooring and two central heating radiators. The room has two double glazed windows, one to the side and one to the garden.

Kitchen

16' 1" max x 8' 9" into unit (4.90m max x 2.67m into unit)

Fitted with a range of cream fronted base and wall units with contemporary work surfaces and tiled splashbacks. With integrated electric oven and grill plus washing machine. The kitchen has an electric Bosch hob, under counter space and fridge. With double glazed window to the rear and door to garden. There is also a door leading to the garage.

First Floor Landing

With carpeted flooring and airing cupboard housing water tank.

Bedroom One

10' 10" x 14' 6" (3.30m x 4.42m)

Spacious double bedroom with fitted wardrobe and vanity plus fitted side cabinet storage. The room has carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

8' 10" x 14' 5" into wardrobe (2.69m x 4.39m into wardrobe)

Second spacious double bedroom with fitted wardrobe and vanity. The room has carpeted flooring, hatch leading to eaves storage, and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

8' 6" into storage x 7' 8" (2.59m into storage x 2.34m)

Good sized room with fitted storage unit for office space. With carpeted flooring and warmed by a central heating radiator.

Bathroom

Spacious bathroom comprising a four piece suite including bath, separate corner shower cubicle, low flush WC and wash hand basin with vanity. With tiled flooring and part tiled walls. Heated towel warmer/radiator, ceiling spotlights and a double glazed window to the rear.

Integral Garage

9' 7" x 29' 6" (2.92m x 8.99m)

Double depth integral garage with electric roller shutter doors. Workshop space, fuse box, boiler and meters. Double glazed window to the garage.

External

Well established front garden with planting beds and borders. Drive leading to garage.

To the rear is a good sized lawned garden with paved seating area, greenhouse and shed with planting beds and privately enclosed by fencing.



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Fenay Lane, Almondbury Huddersfield

- Ideal For Those Looking To Add Value
- Integral Garage and Workshop
- Spacious Rooms Throughout
- Ground Floor WC
- Plenty Of Storage
- Private Rear and Front Gardens

Tenure: Freehold EPC Rating: D

£355,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116644 - 0002

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk