



71-73 Arkenley Lane, Fenay Bridge, Huddersfield, HD8 0LH

£975,000

**bramleys**



This exquisite detached property offers the perfect blend of modern comfort, traditional elegance and character features. Superb rural views surround the property, providing a peaceful retreat from the hustle and bustle of everyday life, yet still convenient for amenities within Almondbury village. Boasting three reception rooms, four spacious bedrooms and three well-appointed bathrooms (two of which being en-suite), this home is ideal for families seeking both space and style.

The quality fitted kitchen is a true highlight, being bathed in natural light from the windows, Velux roof lights and French doors, boasting an island unit, integrated appliances and quartz worktops. The study/snug is ideal for those that work from home and there is a useful utility room and WC to the ground floor. Externally ample off-road parking is available for multiple vehicles, along with an integral garage and the gardens to both front and rear provide ideal space for relaxation and entertaining during the summer months.

Located on a shared private driveway, providing a sense of seclusion while still being conveniently located for Almondbury village, where there are a range of local shops and cafes. Also having readily available access to Huddersfield town centre, Wakefield city centre and the M62 motorway network making commuting to the surrounding cities of Leeds, Manchester, Wakefield and Sheffield possible.

Seldom do properties of this quality appear on the open market and only by a personal inspection can one truly appreciate the size and position of this beautiful family home.









## GROUND FLOOR:

Enter the property through a solid oak door into:-

### Entrance Hall

A welcoming entrance hall which has tiled flooring and oak internal doors which provide access the living accommodation. The hallway is also fitted with a central heating radiator and a uPVC double glazed window with stone mullions and window seat to the front elevation.

### Utility Room

9'1" x 5'6" (2.77m x 1.68m)

With a fully tiled floor, this good sized utility features a fully tiled floor, sink, plumbing for a washing machine and space for a dryer. There is also an external door to the rear.

### Snug/Study

15'5" x 9'7" (4.70m x 2.92m)

A superb addition to the property, this room is multi functional and enjoys extensive natural light from the front and side facing double glazed windows, together with the Velux roof lights. There is currently a fitted desk with storage and shelving, ideal for those working from home and quality oak effect flooring.

### Dining Kitchen

23'9" max x 11'7" (7.24m max x 3.53m)

The superb dining kitchen provides a modern and stylish space, ideal for those with a growing family or those who like to entertain. Enjoying ample natural light from the large Velux roof lights, along with the double glazed windows which provide rural views. French doors open out onto a flagged stone patio ideal for al-fresco dining. There is also an extensive range of wall and base units with quartz work surfaces, a sink unit which also has a Quooker tap, and there is also a tall pull-out larder cupboard. Integrated appliances include a 5 ring gas hob with extractor hood above, dishwasher, Neff double oven/microwave and a full height fridge and freezer. There is also Karndean

flooring, central heating radiator and a large central island unit with solid butcher block work top, which incorporates a breakfast bar and extensive storage beneath, together with space for additional seating. Twin oak doors give access to the dining room.

### Dining Room

14'10" x 13'3" (4.52m x 4.04m)

Another well presented reception room which enjoys natural light and provides ample space for family occasions. Fitted with quality wood effect flooring, uPVC double glazed windows with stone mullions and window seat. There are beams to the ceiling, two central heating radiators and a staircase with feature cast iron balustrade leading to the first floor. Double oak doors lead through to the lounge.

### Lounge

14'10" x 14'6" (4.52m x 4.42m)

Another fabulous reception room with the main focal point being the gas stove with oak mantle above. This room has rural views to both the front and rear via the double glazed windows with stone mullions to the front and French doors to the rear. Also having Karndean flooring, two central heating radiators and feature beams to the ceiling.

### WC

Furnished with a 2 piece suite comprising of a low flush WC and pedestal wash hand basin. There is a central heating radiator and access to a storage cupboard under the stairs which houses the fuse box.

## FIRST FLOOR:

### Landing

The landing has a central heating radiator, fitted storage cupboards and two uPVC double glazed windows providing rural views to the front elevation.



### Master Bedroom

14'9" x 11'5" excluding wardrobes (4.50m x 3.48m excluding wardrobes)

This generous master bedroom is fitted with wardrobes to two sides, a central heating radiator and rear facing uPVC double glazed windows which provide rural views. This room has an open archway to the en suite.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a walk-in shower with overhead rainfall shower head and separate hand shower, pedestal wash hand basin and low flush WC. There are part tiled walls and a fully tiled floor, fitted dressing table and storage cupboard.

### Bedroom 2

15'5" max x 12'6" max (4.70m max x 3.81m max)

This lovely 'L' shaped double room also has en-suite facilities, making this an ideal guest bedroom. With feature beams to the ceiling, dressing area, built-in storage cupboards, a central heating radiator and a uPVC double glazed window which provides rural views.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a shower enclosure with overhead rainfall shower head and separate hand shower, low flush WC and a pedestal wash hand basin. There is also a fully tiled floor and a central heating radiator.

### Bedroom 3

10'11" max x 10'5" (3.33m max x 3.18m)

Another double bedroom with fitted wardrobes, a central heating radiator and a uPVC double glazed window with window seat which provides rural views to the rear.

### Bedroom 4

11'4" x 8'9" (3.45m x 2.67m)

This good sized fourth bedroom also has fitted wardrobes, a central heating radiator and a uPVC double glazed window enjoying views to the rear.

### Bathroom

A modern and stylish bathroom which is fitted with tiling to the floor and walls, a low flush WC, bath with curved shower screen, overhead rainfall shower head and separate hand shower, together with a pedestal wash hand basin. There is also a central heating radiator and a uPVC double glazed window which provides ample natural light and provides superb views.

### OUTSIDE:

The property is set back from the roadside and is accessed via a shared private driveway. Enjoying superb rural views from both front and rear elevations at ground and first floor level. To the front of the property there is a large parking area for multiple vehicles, alongside a lawned garden and useful garden shed. To the left of the property there is an integral garage and to either side of the property, there are secure gates with stone flagged paths which lead to a large level lawned garden to the rear. Stone flagged patio seating areas are perfectly positioned to enjoy the surrounding countryside, ideal for al-fresco dining in the summer months. The lawn has perimeter fencing and hedging and there is a private canopied seating area to the side giving various options for entertaining guests.

### Garage

With internal power, lighting, double glazed window and rear access door.

### 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.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) and proceed through the traffic lights at Aspley. At the next set of traffic lights take the right hand lane proceeding up Somerset Road. Continue up this road into the village centre and after passing the shops on the left, take a left hand turning onto Fenay Lane, with an immediate right onto St Helens Gate, passing King James School on the right hand side. Take a right hand turning onto Arkenley Lane where the property is located on the right hand side, set back from the roadside.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### 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.

### VIEWINGS:

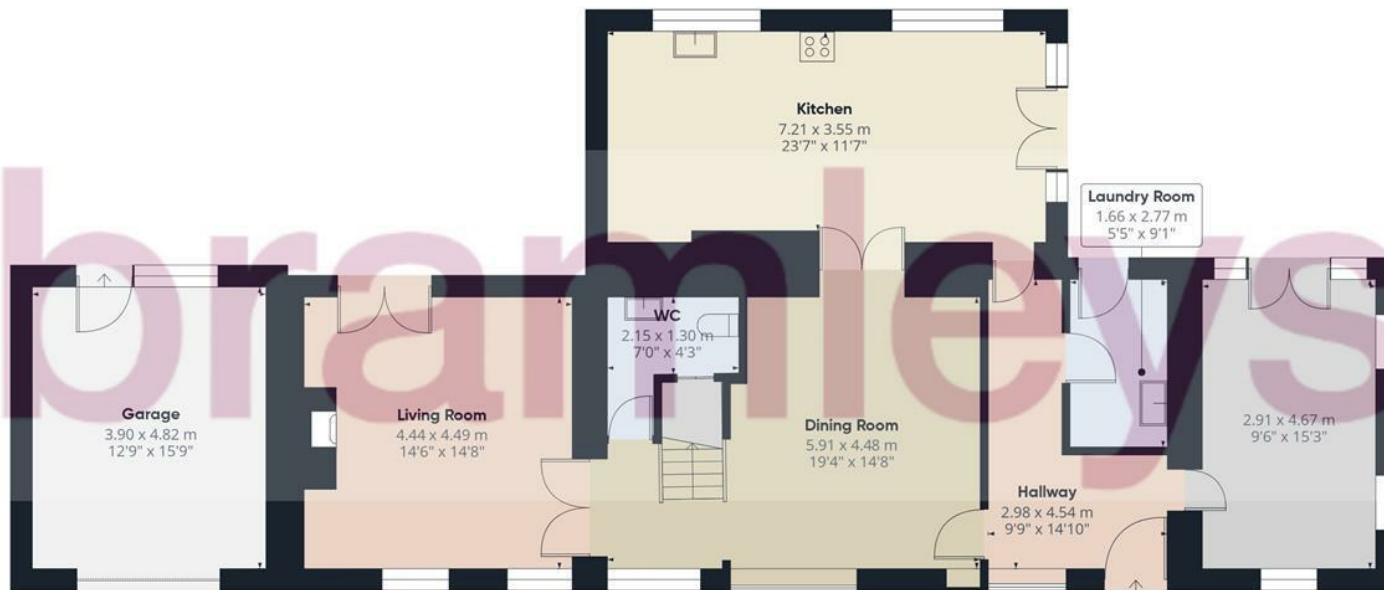
Please call our office to book a viewing on 01484 530361.



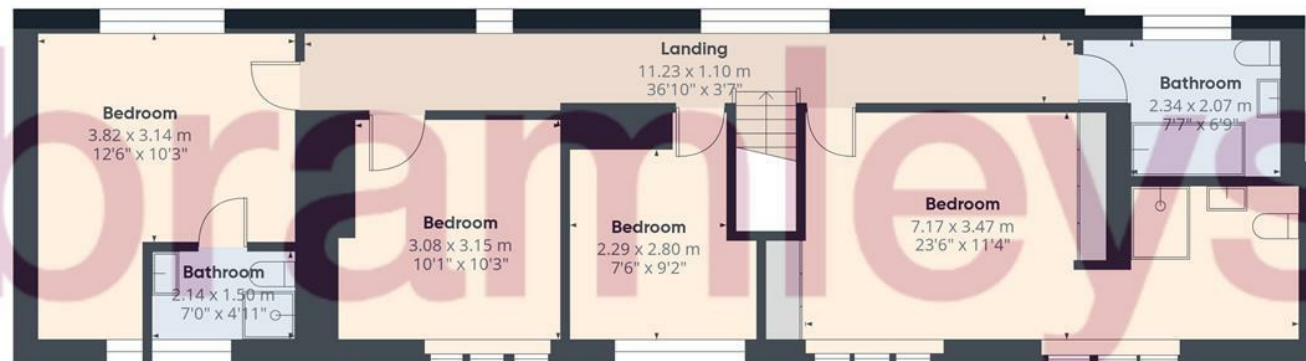








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

195.7 m<sup>2</sup>  
2107 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (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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