



4 Fearnley Court, Wooldale

Enjoying a pleasant semi-rural setting between Wooldale and Totties, this unique 3 storey property was converted from a former mill building and features distinctive curved walls to the corner section of the building. It enjoys superb views to the front over surrounding countryside. The accommodation currently comprises: entrance porch, hall, utility, large 30' tandem garage, wc, cellar, first floor dining room, kitchen and lounge, with a landing, 3 bedrooms, bathroom and en-suite on the top floor. The property benefits from a gas central heating system and uPVC double glazing but would benefit from further updating. Buyers may also look to convert all or part of the garage to enlarge the accommodation if required. Externally, there is a generous driveway / parking area to the side and a lawned garden to the front.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR

Entrance Porch

With side entrance door, windows to the front and side.



Entrance Hall

With quarry tiled floor, stairs to the first floor with cupboard under, doors to the utility room and garage.



Utility Room

10' x 6'

With window to the front enjoying the view, stainless steel sink unit, plumbing for washing machine, quarry tiled floor.



Garage

Garage

30' x 8'4" (11'11" max)

A large integral garage which features a remote controlled roller shutter door to the side, electric light and power supply, water point.

Cellar

12'9" x 7'

A vaulted cellar providing additional storage. Note that this extends underneath the adjacent property.

WC

With low flush wc, Ideal central heating boiler and quarry tiled floor.

FIRST FLOOR



Dining Room

20'3" x 10'9"

Stairs open directly to the first floor dining room area where there are windows to the front and corner section, further stairs to the second floor and central heating radiator.



Lounge

20'3" x 10'4"

A large lounge with windows to the front enjoying the views, feature stone fireplace with living flame effect gas fire, window and glazed door to the rear, central heating radiator.



Kitchen 12' x 7'4"
With curved corner wall, windows to the front and side enjoying the views, good range of fitted base units and wall cupboards with laminated worksurfaces, stainless steel sink unit, oven, 4 ring gas hob with extractor, central heating radiator.

SECOND FLOOR



Landing



Landing
With high level window to the rear above the stairs from the first floor.



Bedroom 1 10'8" x 10'8"
A double bedroom with window to the front enjoying the views, recessed wardrobe and central heating radiator.



En-suite **7'6" x 5'1"**
 With feature curved corner wall, low flush wc, pedestal washbasin, shower enclosure, partly tiled walls, central heating radiator.



Bedroom 3 **10'3" x 6'8"**
 With window to the rear, recessed cupboard and central heating radiator.



Bedroom 2 **12'11" x 10'2"**
 A double bedroom with window to the front enjoying the views, central heating radiator.



Bathroom **7'5" x 6'7"**
 With low flush wc, pedestal washbasin and bath with shower over, window to the side, partly tiled walls and central heating radiator.

OUTSIDE



Outside



There is a tarmac driveway to the side providing generous parking and access to the integral garage. Beyond here there is a lawned garden area with borders and path to the front door.



Views

Rear of Property

Note that there is no rear garden with the property but a door from the lounge provides access to the rear of the building where there is a small courtyard area.

Additional Information

The property is Freehold; Energy rating TBC; Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and variable in-home with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

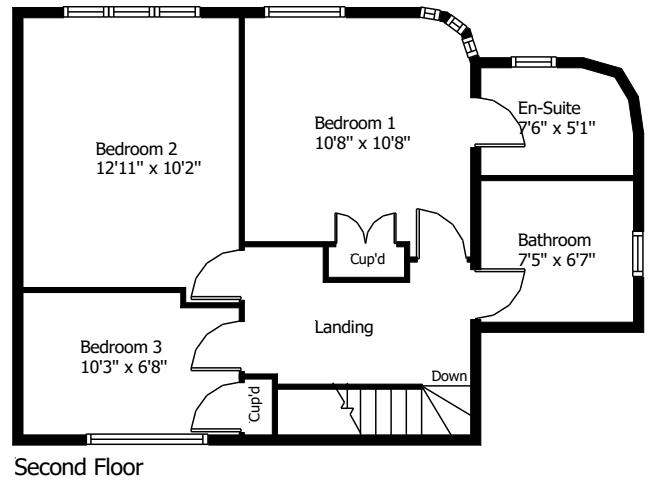
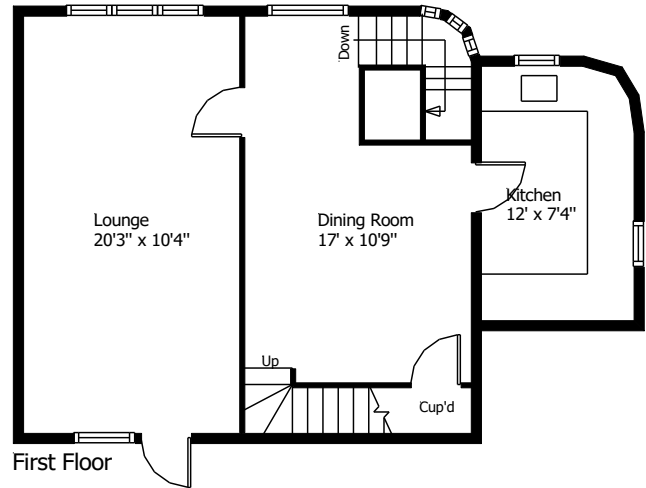
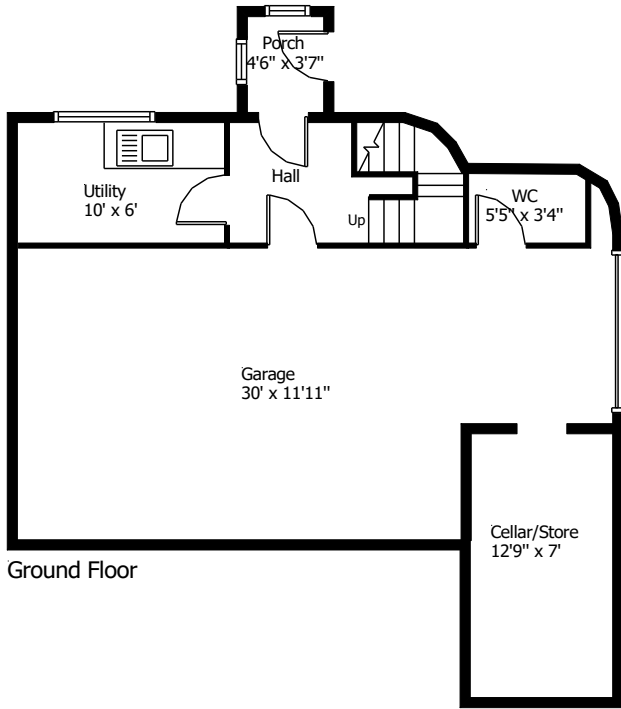
Location

Follow Wooldale Road out of Wooldale towards Totties and Scholes. Fearnley Court is on the left hand side.



Outside

4 Fearnley Court, Wooldale



This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
No responsibility can be accepted in respect of this information by "Plan-it Design"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
plantdesign2017@gmail.com

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.