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16 FOLD FARM LANE

NETHERTON, HUDDERSFIELD, HD4 7FF

OFFERS REGION
£715,000

This is a rare opportunity to purchase on this highly regarded development which was recently completed by Holroyd Homes. The property offers approximately 2150 sqft of carefully planned accommodation that will meet all the demands of modern family living. This includes 2 reception rooms an amazing living kitchen and 5 bedrooms. It occupies a generous plot with a pleasant wooded aspect at the rear.

- Spacious 5 bedroom detached
- Open plan dining kitchen and garden room
- Integral garage
- High spec fixtures and fittings throughout

- Enclosed rear garden with stunning views
- Semi rural setting close to village amenities
- Floor area 203 sqm Plot size 563 sqm
- Tenure: Freehold, Energy rating 85 (Band B), Council tax band F

About 16 Fold Farm Lane

This stone built detached was completed towards the end of 2022, constructed in natural stone and finished to an exceptional standard throughout. Our client purchased it off plan and chose the final finishes to kitchens and bathrooms. They are now selling the property due to work relocation – allowing an opportunity for a new owner to buy on what was an extremely sought after development when new.

It is entered through the spectacular double height hall which features a staircase to the first floor with ash and glazed balustrade and storage cupboard under. There are also doors from here into the lounge and family room. Patio doors lead from the lounge to the garden.

At the rear of the house you will find the incredible open plan living / dining kitchen which features high quality fitted units with quartz worksurfaces and glazed folding doors into the garden. The utility room is located off the kitchen and in turn also the downstairs wc.

Upstairs there is a spacious landing galleried landing with glazed balustrade around the stairs, 4 double bedrooms and a study / bedroom 5. The principal bedroom has glazed doors to a Juliette balcony, a walk-in dressing room and en-suite bathroom. Bedroom 2 also has its own en-suite. The remaining 3 bedrooms are served by the well appointed house bathroom which features a free standing bath and separate shower cubicle.

It is finished to a high standard throughout with uPVC double glazed windows, gas central heating (underfloor heating to the ground floor), intruder alarm and hardwired smoke alarm system. Works on the development were all carried out by local contractors and the kitchen was supplied by Slaithwaite based Daval. It comes with the remainder of a 10 year Build Zone.



Externally there is a planted garden area and block paved driveway with parking for a number of vehicles. The enclosed garden to the rear features a paved seating area and further lawn.

Fold Farm Lane occupies a pleasant position on the edge of Netherton, with rural views looking down into the Magdale Valley whilst being conveniently located for the many amenities within the village centre. It is also within easy reach of the village junior school and is in the catchment for Honley High School. The ever popular Hinchliffes Farm Shop and Rusty Bull Restaurant are also close by. There are plenty of walks and other rural amenities within easy reach of the site.

The village of Netherton is located approximately 3 miles to the south of Huddersfield and a similar distance to the popular market town of Holmfirth. There are excellent transport links to Leeds and Manchester via the M62 motorway and Huddersfield Railway Station.

Please Note

The photography on this brochure is from September 2022 when the property was first completed.



Accommodation:

GROUND FLOOR

Entrance Hall

A stunning entrance hall which features double height feature glazing to the front elevation with a composite entrance door. There is a staircase to the first floor with glazed balustrade, wooden handrail and storage below. A tiled floor with underfloor heating continues through to the kitchen.



Kitchen / Dining / Garden Room 24' 11" x 20' 4"

This stunning open plan dining kitchen and garden room is one of the houses most impressive features. It is fitted with an excellent range of fitted units by Daval which feature an integrated double oven, fridge freezer, granite worksurface with inset stainless steel sink unit with Quooker instant boiling water tap. There is a large island unit with overhanging breakfast bar, Bora induction hob with inbuilt extractor unit and wine cooler. There is tiled flooring running through into the garden room area, inset spotlights to the ceiling. Glazed bifolding doors open into the rear garden and there are also velux rooflights to the partly angled ceiling and an additional window to the rear.



Family Room 12'1" x 14'1"

Suitable for a variety of uses such as a sitting room, games room or home working space. Featuring a large picture window to the front.

Lounge 12'1" x 20'11"

A large living room which features glazed double doors with full height windows to either side overlooking the rear garden.





Utility 7'6" x 6'6"

With built in base units with laminated work surface, stainless steel sink, spaces for washing machine and drier, window and composite door to the side.



Bedroom 1 12'1" x 15'1"

A large double bedroom with glazed double doors to the Juliette balcony which overlooks the rear garden, central heating radiator.

Dressing Room 8'6" x 7'6"

A walk in wardrobe off the bedroom.

En-suite 5'6" x 12'1"

With low flush wc, twin washbasins with mixer tap set upon a vanity unit, large shower cubicle, fully tiled walls, tiled floor, heated towel rail, wall mounted illuminated mirror, inset spotlights to the ceiling and extractor.



Cloaks / WC 3'7" x 6'6"

With WC, vanity washbasin, partly tiled walls and heated towel rail.

FIRST FLOOR

Landing

The impressive galleried landing features a glazed balustrade and overlooks the entrance hall.



Bedroom 2 11'9" x 12'1"

A double bedroom with window to the rear and central heating radiator.

En-suite 6'6" x 5'6"

With quality suite in white comprising low flush wc, wall hung washbasin with vanity unit, shower cubicle, fully tiled walls, tiled floor, heated towel rail and obscure glazed window to the rear.



Bedroom 3 12'1" x 12'1"

Another double bedroom with windows to the front and central heating radiator.



Bedroom 4 9'10" x 11'1"

Again a double bedroom with windows to the front and central heating radiator.



Bathroom 6'10" x 12'1"

Fitted with an excellent modern suite in white which comprises low flush wc, wall hung vanity washbasin, free standing bath and corner shower cubicle, fully tiled walls, tiled floor, heated towel rail, obscure glazed window to the front and extractor.

Bedroom 5 / Study 6'10" x 13'1"

A single bedroom or study with window to the front and central heating radiator.

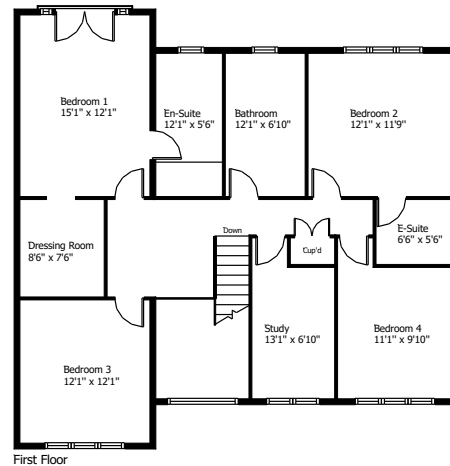
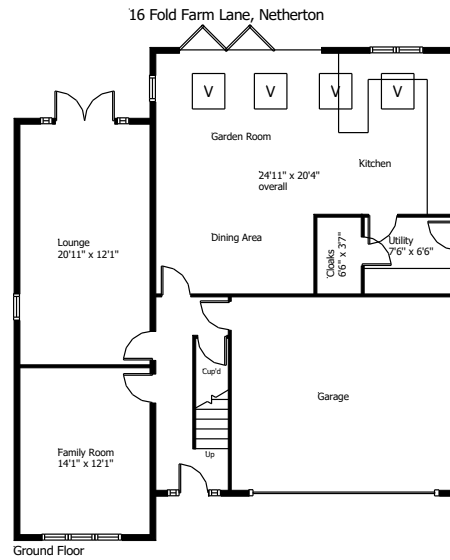
OUTSIDE

To the front of the house there is a block paved double width driveway giving access to the integral garage. Paths to either side lead to the rear garden.



Rear Garden

To the rear of the house is an enclosed garden with level lawned area and a paved seating area enjoying the pleasant outlook.



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 fixtures are approximate only.
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Additional Information

The property is Freehold. Energy rating 85 (Band B), Council tax band F. Our online checks show that Ultrafast Fibre Broadband (Fibre to the Premises FTTP) is available and mobile coverage at the property is offered by a limited range of providers.

Viewing

By appointment with Wm Sykes & Son.

Location

Follow the B6108 Meltham Road into the centre of Netherton, then turn onto Moor Lane. Take the first right onto Netherton Fold and Fold Farm will be found on the right hand side.

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.

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