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# 10 FOLD FARM LANE

NETHERTON ~ HUDDERSFIELD ~ HD4 7FF

£699,950

This outstanding modern stone built detached house enjoys a choice plot on a popular new development with stunning views over fields to the rear. It has been extensively upgraded by internally with quality fittings and externally where the rear garden has been fully landscaped with the addition of a garden room / office.

- Outstanding Modern Detached House
- Choice Plot with Large Landscaped Garden
- Extensively Upgraded Interior Fittings
- Stunning Dining Kitchen & Garden Room
- Separate Lounge with Feature Fireplace
- 4 Double Bedrooms, 2 En Suites & Bathroom
- Parking for 4 Cars & Integral Garage
- Energy Rating 85 (Band B), Freehold, Council Tax Band E

### About 10 Fold Farm Lane

The property was built and completed by Holroyd Homes in August 2022 and forms part of the award-winning Fold Farm development. Our clients purchased the property off plan and selected tasteful fittings at the time. They have significantly enhanced the property post completion with a number of additional improvements including fitted wardrobes, a feature fireplace and high quality curtains and blinds.

The large enclosed garden at the rear has also been re-landscaped with quality porcelain tiles wooden pergolas and a superb contemporary garden room / office. It sits within an enviable position on the site, enjoying far reaching views over the fields at the rear.

It is entered via a composite door which leads into the hall which has a glazed balustrade to the first floor and built in storage beneath it. The lounge faces the front of the building and has a feature chimney breast with a beautiful Bioethanol stove. The kitchen sits at the rear of the building and is fitted with high quality units by Daval with Ceaserstone worksurfaces and a Quooker boiling water tap. It sits within an L-shape which is open plan into the dining room and garden room which has full height glazed bi-folding doors to the rear garden. Also on the ground floor, you will find a downstairs wc, utility room and a detached single garage.

The first floor features a landing with glazed balustrade and window to the front and provides access to the 4 bedrooms. The principal bedroom features glazed double doors to a "Juliette" balcony and incredible far reaching views. It also has a dressing room area with fitted wardrobes and en-suite shower room. Bedroom 2 also has an en-suite shower room whilst Bedrooms 3 & 4 are served by the superb house bathroom with its free standing bath.

It has uPVC double glazed windows, aluminium framed bi-folding doors and composite entrance doors. The gas central heating system has underfloor heating on the ground floor and traditional radiators to the upper floor. There is also an intruder alarm and CCTV system.

Number 10 enjoys one of the largest plot on the street and there is a generous driveway with space for 4 vehicles in front of the house giving access to the integral garage and a lawned garden area alongside. The rear garden is also of excellent proportions with lawn, seating areas, raised beds and the contemporary garden room.

Fold Farm enjoys 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.

### Accommodation:

#### GROUND FLOOR

##### Entrance Hall

With composite entrance door, staircase to the first floor with glazed balustrade, tiled floor, bespoke panelling to the walls and storage beneath the stairs.





Lounge 18'10" x 11'11"  
With windows to the front overlooking the front garden and beyond, feature chimney breast with wooden lintel, tiled hearth and a freestanding bioethanol burning stove.



Living Kitchen



### Living Kitchen

An L-shaped open plan dining kitchen and garden room which features an excellent range of fitted units with Caesarstone solid quartz worksurfaces with breakfast bar, integrated fridge freezer, 2 ovens, dishwasher, induction hob with extractor over and wine fridge. A tiled floor runs throughout into the dining and garden room area. There are windows overlooking the rear garden in the kitchen area and a bank of bi-folding doors to the garden from the garden room area which also features a high angled ceiling with 2 velux rooflights.



#### Utility Room 9'9" x 5'4"

Located off the kitchen, featuring a range of matching units, stainless steel sink unit with mixer tap, plumbing for washing machine, tiled floor and composite door to the side.

#### Downstairs WC

With low flush wc, vanity washbasin, heated towel rail, extractor and tiled floor.

#### Integral Garage

A single garage with remote control section door to the front, electric light and power supply, central heating boiler.

### FIRST FLOOR



#### Landing

With glazed balustrading around the stairs, window to the front, built in storage cupboard with shelving, central heating radiator and loft access via a retractable ladder.



**Bedroom 1** 12'8" x 12'0"

A breathtaking principal bedroom which features a glazed double doors and surrounding windows to a glazed "Juliette" balcony which enjoys stunning views to the rear. It has a high part angled ceiling and central heating radiator.



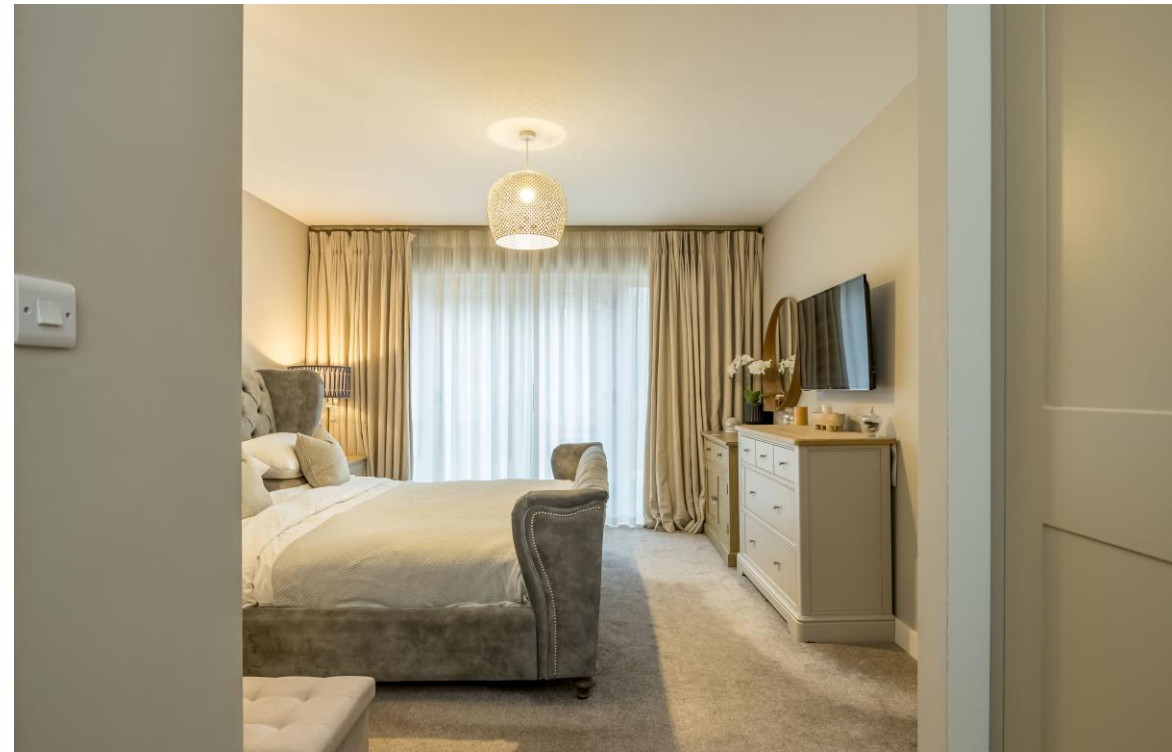
**Dressing Area** 7'6" x 6'10"

Open to the bedroom with a range of fitted wardrobes with drawers, rails and shelving.



**En-suite** 7'6" x 4'10"

With 3 piece suite in white comprising low flush wc and washbasin in vanity unit, shower enclosure with glazed screens, tiled floor, tiled walls, obscure glazed window to the side, inset spotlights to the ceiling, extractor and heated towel rail.





Bedroom 2 16'3" x 8'10"  
A good sized double bedroom with windows to the front and central heating radiator.



En-suite 6'4" x 5'10"  
With wc, wall hung washbasin and shower enclosure, obscure glazed window to the side and heated towel rail.



Bedroom 3 12'2" x 8'5"  
A double bedroom with window to the front and central heating radiator.





**Bedroom 4** 10'2" x 9'1"  
Another double bedroom with windows to the rear, bank of fitted wardrobes and central heating radiator.



**Bathroom** 9'1" x 6'3"  
A generous house bathroom which features a wc, wall hung washbasin, free standing bath with floor mounted tap, shower enclosure, tiled floor, fully tiled walls, inset spotlights to the ceiling, extractor and obscure glazed window to the rear.





### OUTSIDE

To the front of the house there is a driveway with space for 4 vehicles, lawned garden and path to the front door. A further driveway leads to the rear garden.

### Garage

A single garage with electric remote controlled sectional door, electric light and power supply, electric vehicle charging point, central heating boiler.



Rear Garden

### Rear Garden

The rear garden is of a good size featuring a large porcelain tiled seating area to the rear of the house with wooden pergola and path leading to the end of the plot where there is a further smaller seating area with wooden pergola to the side of the garden office. There is a large lawned area and raised borders.

### Garden Room/Office

12'7" x 9'3"

A superb addition to the garden, the contemporary garden room features glazed folding doors to the front and side overlooking the garden. It has an air conditioning / heating unit, electric light and power and is hardwired to the home internet.



Outside Rear

### Viewing

By appointment with Wm Sykes & Son.

### Location

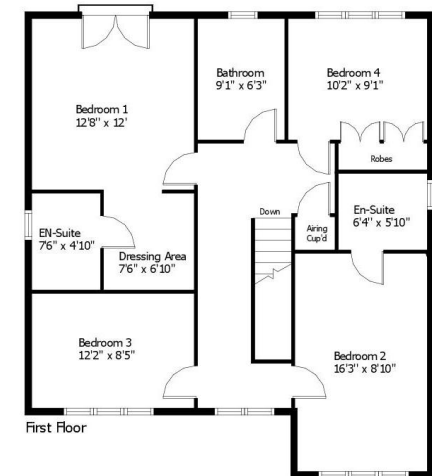
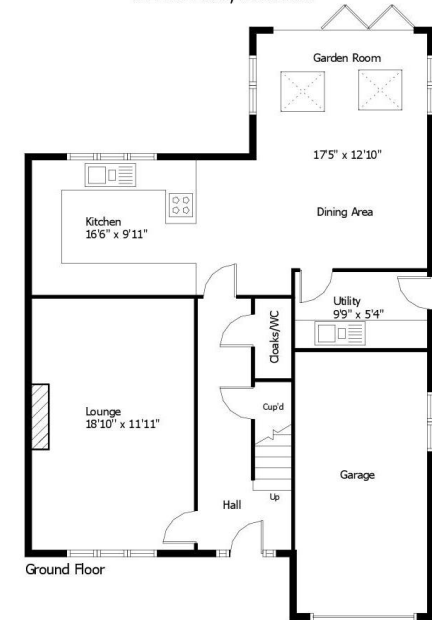
Follow the B6108 Meltham Road into the centre of Netherton, then turn onto Moor Lane. Take the first right onto Netherton Fold and Fold Farm will be found on the right hand side.

### Additional Information

The property is Freehold, Energy Rating 85 (Band B), Council Tax Band E.

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

10 Fold Farm, Netherton



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**P R E S T I G E**