



**Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JG**



**welcome to**

**Rowley Lane, Fenay Bridge, Huddersfield**

Spacious and beautifully appointed family home offering 5 double bedrooms, 4 bathrooms, 4 receptions including entertainment suite opening to a heated outdoor dining area. Set within expansive private gardens. Ideal for larger families seeking privacy and additional living space. Approx 3014 Sqft.



**Porch**

Tiled entrance porch before entrance hallway.

**Ground Floor W/C****Cloak Room****Hallway****Living Room**

26' 11" max x 19' 8" max ( 8.20m max x 5.99m max )

**Snug/Family Room**

18' 7" x 13' 10" ( 5.66m x 4.22m )

**Kitchen**

12' 7" x 13' 8" ( 3.84m x 4.17m )

**Utility**

12' 2" x 7' 1" ( 3.71m x 2.16m )

**Conservatory**

14' 8" x 18' 5" ( 4.47m x 5.61m )

**Games Room**

13' x 14' 4" ( 3.96m x 4.37m )

**Dining/Entertainment Room**

18' 9" x 21' 1" ( 5.71m x 6.43m )

**Heated Outdoor Dining Room**

19' 6" min x 19' 6" min ( 5.94m min x 5.94m min )

**Gym/ Bed 5**

15' 1" x 8' 1" ( 4.60m x 2.46m )

**Ground Floor Ensuite****Garage/Store**

8' 10" x 18' 5" ( 2.69m x 5.61m )

**Landing****Bedroom 1**

22' 6" into dressing room x 13' 7" ( 6.86m into dressing room x 4.14m )

**Bed 1 Dressing Area****Bed 1 Ensuite****Bedroom 2**

13' 1" x 14' 10" ( 3.99m x 4.52m )

**Bedroom 3**

10' 2" x 14' 1" ( 3.10m x 4.29m )

**Bed 3 Ensuite****Bedroom 4**

13' 10" x 9' 1" ( 4.22m x 2.77m )

**Family Bathroom**

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## Rowley Lane, Fenay Bridge, Huddersfield

- Detached, double-extended property
- Five bedrooms (three en-suite)
- Four reception rooms
- New kitchen and utility room
- Indoor+outdoor entertaining area

Tenure: Freehold EPC Rating: D

Council Tax Band: F

# £770,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118750 - 0006

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