



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
- Extensive private garden with bespoke lighting

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118750 - 0007

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)