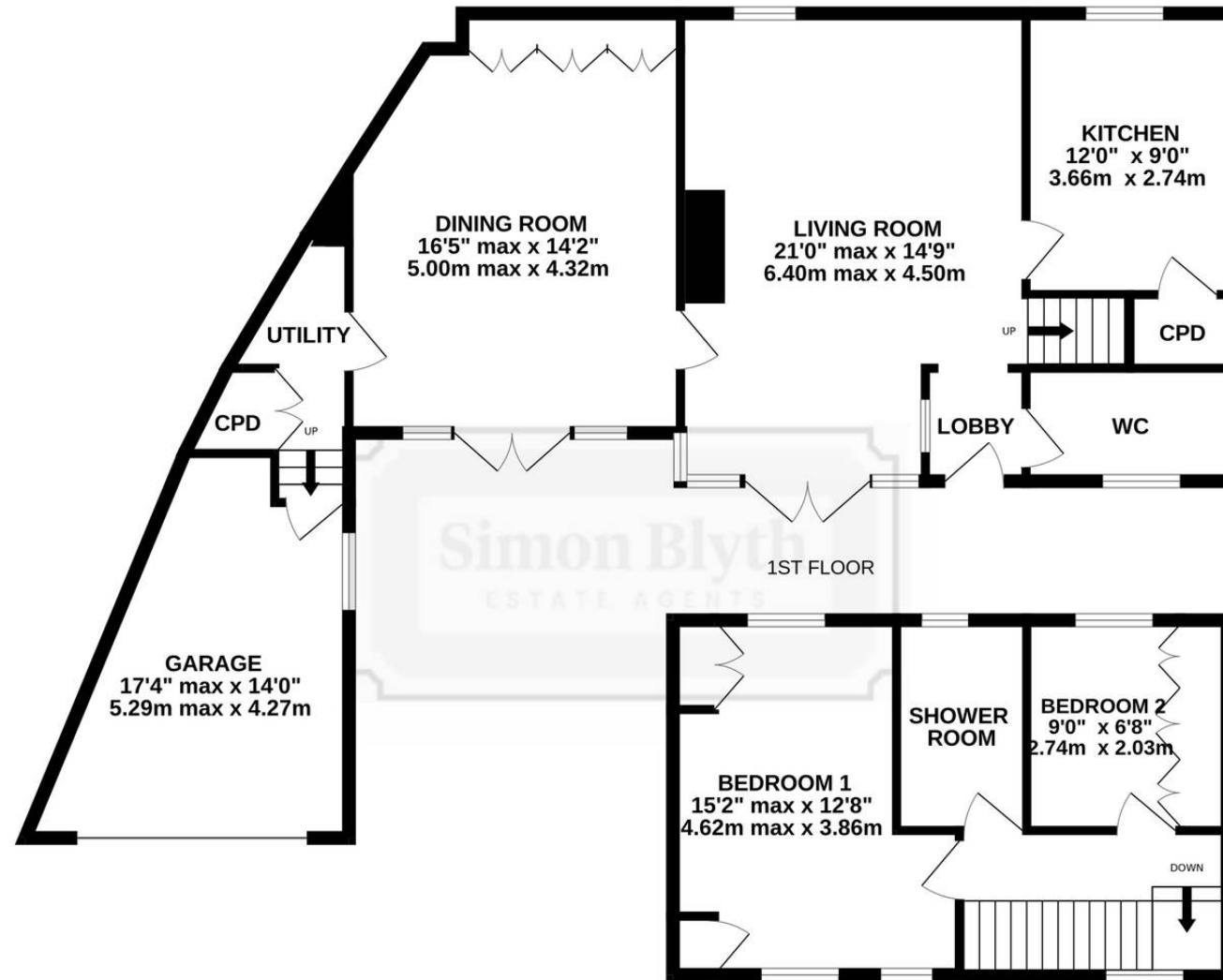




Lascelles Hall Road, Lascelles Hall
Huddersfield, HD5 0BQ

Offers in Region of **£370,000**

GROUND FLOOR



LASCELLES HALL ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lascelles Hall Road

Huddersfield, HD5 0BQ

NESTLED IN A MOST BEAUTIFUL SETTING IS THIS PERIOD, DOUBLE FRONTED STONE COTTAGE. TUCKED AWAY IN A QUAIN HAMLET OF PERIOD COTTAGES AND OVERLOOKING OPEN FIELDS AND COUNTRYSIDE. SITUATED IN LASCELLES HALL AND A SHORT DISTANCE FROM KIRKHEATON, THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND ENJOYS TWO SPACIOUS RECEPTION ROOMS, TWO BEDROOMS, DRIVEWAY AND GARAGE.

The property accommodation briefly comprises of entrance, downstairs WC, dual aspect lounge, second reception room/formal dining room, utility room, kitchen with under stairs pantry and integral garage to the ground floor. To the first floor there are two bedrooms with part vaulted ceilings and a shower room. Externally there is a driveway leading to the integral garage, with low maintenance and enclosed garden to the front with well-stocked flower and shrub beds, and various patio areas. To the rear is a small buffer garden with space for pots and plants.

Tenure Freehold.
Council Tax Band D.
EPC Rating.





GROUND FLOOR

ENTRANCE

Enter into the property through a composite front door into the entrance. The entrance has a ceiling light point, a radiator, a double glazed window to the side elevation providing borrowed light from the lounge. There are multipaneled doors providing access into the lounge and the ground floor WC.

DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite, comprising of a low level w.c. with push button flush and a pedestal wash hand basin with tiled splash back. There is tiled flooring, inset spotlighting to the ceilings, a radiator, and a bank of double-glazed, mullioned windows to the front elevation with obscure glass.

LOUNGE

21' 0" x 14' 9" (6.40m x 4.50m)

As the photography suggests, the lounge is a generously proportioned, dual aspect reception room, which features a bank of double-glazed, mullioned windows to the rear elevation and a bank of double-glazed bay windows to the front elevation, with central French doors providing direct access to the front garden. The lounge features exposed timber beams to the ceilings, partly exposed stone walls, various wall light points and a radiator. The focal point of the room is the living flame effect gas fire with cast iron inset, attractive marble tiles surround and ornate mantle, which is set upon a raised marble, tiled hearth. There are multipaneled doors providing access to the second reception room and the breakfast kitchen and a staircase rises to the first floor with wooden handrail.





SECOND RECEPTION ROOM

16' 5" x 14' 2" (5.00m x 4.32m)

The second reception room is a multi-purpose space, which has historically been utilised as a formal dining room. It enjoys a great deal of natural light and has pleasant views from the bank of double-glazed French doors with adjoining windows to the front elevation which provide direct access to the front garden. There are three wall light points, two radiators, a multipaneled door provides access to the utility room and there are bespoke fitted units with glazed display cabinets with internal shelving and with storage cupboards beneath.

BREAKFAST KITCHEN

12' 0" x 9' 0" (3.66m x 2.74m)

The breakfast kitchen room features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances which includes a four-ring gas hob, a waist level double oven, integrated fridge and freezer and slide and hide bin storage. There is plumbing and provisions for a dishwasher, soft closing doors and draws, tiling to the splash areas and tiled flooring. The kitchen features inset spotlighting to the ceilings with a partly exposed timber beam on display, a radiator, a bank of double-glazed mullioned windows with tiled sill to the rear elevation, under unit lighting. There is a door which encloses a useful understairs pantry.





UTILITY ROOM

The utility room features herringbone style vinyl flooring, plumbing and provisions for an automatic washing machine, a ceiling light point, ample cloak storage, an airing cupboard and it also houses the wall mounted property boiler. There is a staircase which provides access to the integral garage.

UNDERSTAIRS PANTRY

The pantry has a ceiling light point, an electric plug point and fitted shelving in situ.

INTEGRAL GARAGE

17' 4" x 14' 0" (5.29m x 4.27m)

The garage features an up and over door, there is lighting and power in situ, a cold water feed and a bank of mullioned windows to the side elevation

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which features a double-glazed mullioned window to the front elevation, pleasant views across the property's gardens and with far reaching views across neighbouring fields and open countryside. There are doors providing access to two bedrooms and the shower room, two wall light points, and beautiful exposed timber beams and a truss on display.

BEDROOM ONE

15' 2" x 12' 8" (4.62m x 3.86m)

Bedroom one is a generously proportioned, dual aspect, double bedroom which has ample space for freestanding furniture. There is a bank of double glazed, mullioned windows to the rear elevation and two sets of double-glazed windows to the front elevation. The room features a part vaulted ceiling with exposed timber beams on display, a central ceiling light point, two radiators and the room benefits from fitted wardrobes which have hanging rails and shelving in situ.

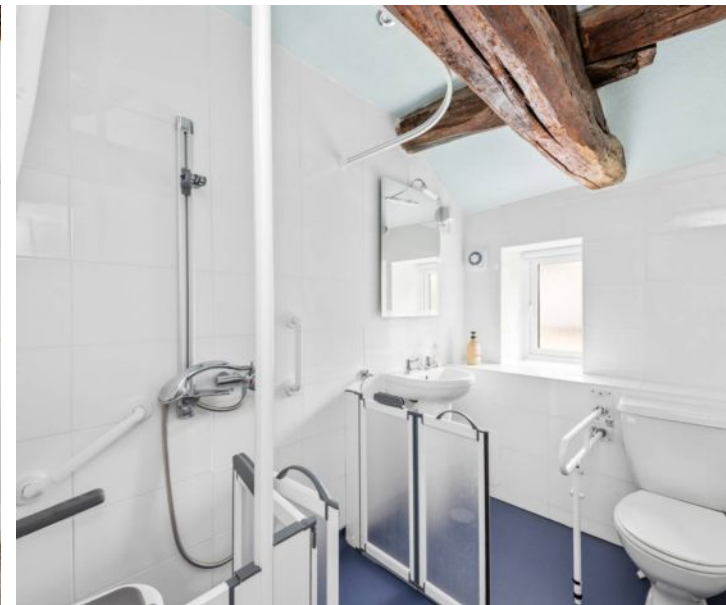
BEDROOM TWO

9' 0" x 6' 8" (2.74m x 2.03m)

Bedroom two is a single bedroom which benefits from an array of fitted furniture, including fitted wardrobes which have hanging rails and shelving and with further storage cupboards above. There is a partly exposed timber beam to the ceiling, a ceiling light point, a radiator, and a bank of double glazed, mullioned windows to the rear elevation.

SHOWER ROOM

The shower room features a white, three-piece suite comprising of a wet room style walk-in shower with thermostatic shower, a pedestal wash hand basin with chrome taps and a low-level WC. There are tiled walls, inset spotlighting to the ceilings, an extractor fan, a chrome ladder style radiator and a double-glazed window with obscure glass to the rear elevation.



FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which provides off street parking for multiple vehicles and also leads to the integral garage. The driveway has an attractive stone wall boundary which overlooks open fields and countryside. The garden to the front is enclosed and low maintenance and features various flagged patio areas idea for alfresco dining, barbecuing and entertainment. There are external security lights, part fenced, part walled, and part hedged boundaries and well stocked rockery with flowers, shrubs, and trees. There is also an external tap and external plug point on the outside of the garage.

REAR GARDEN

Externally to the rear, the property features a low maintenance and enclosed cottage garden, which has flower and shrub beds with a stone wall and hedge boundary.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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