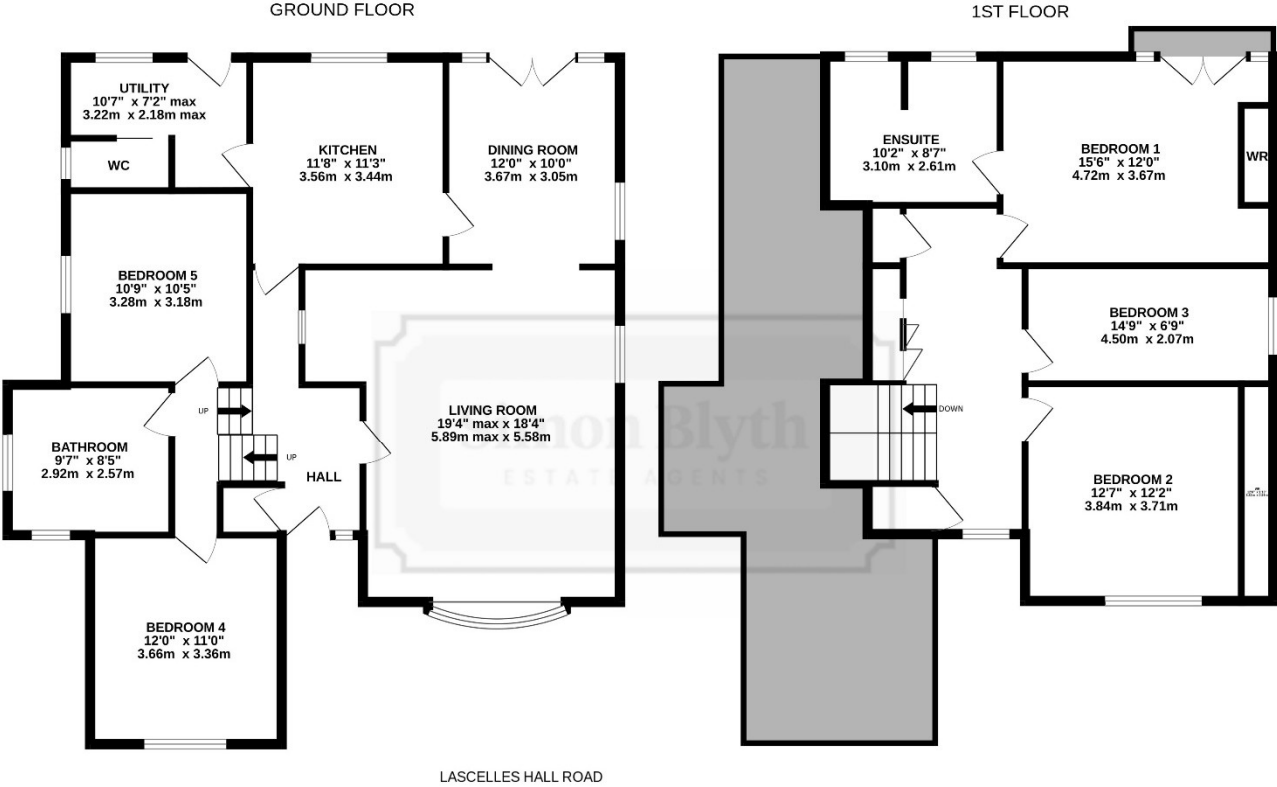




155a Lascelles Hall Road, Huddersfield, HD5 0BE



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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PROPERTY DESCRIPTION

Occupying generous well screened gardens, an individual five bedroom double fronted split level detached Yorkshire stone built house providing beautifully presented, spacious and well appointed living space within a pleasant setting, close to countryside and accessible for both M1 and M62.

The accommodation is served by a gas central heating system, uPVC double glazing, security alarm, ring doorbell system and briefly comprising to the ground floor, entrance hall, living room, dining room, breakfast kitchen, utility room and w/c. Mid level two double bedrooms and bathroom. First floor three further bedrooms with large en suite to the master.

Externally there are gardens laid out to four sides together with off road parking for a number of cars and a detached double garage.

Offers Around £675,000

GROUND FLOOR

ENTRANCE HALL

With a timber and sealed unit double glazed entrance door with frosted sealed unit double glazed window adjacent, there is a cloaks cupboard with cloaks rail and storage shelf, central heating radiator with cover, inset LED downlighters, Karndean flooring and to one side there is a six-rise spindled staircase leading to the mid-level. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 19'4" x 14'9"

As the dimensions indicate this is a generously proportioned principal reception room which has a uPVC double glazed splay bay window to the front elevation which enjoys a pleasant aspect, there is additional natural light from a uPVC double glazed window to the side. There is a decorative ceiling rose with ceiling light point, ceiling coving, three wall light points, central heating radiator with cover and as the main focal point of the room there is a feature fireplace with composite surround and home to a log effect gas fire which rests on a composite hearth. To one side there is a recessed music area.





MUSIC AREA

Measurements – 6'9" x 3'6"

This has a feature leaded and stained-glass port hole window, fitted floor to ceiling shelving ideal for vinyl and CD's, storage cupboard and oak flooring. To the rear of the living room an archway gives access to the dining room.

DINING ROOM

Measurements-12'0" x 10'0"

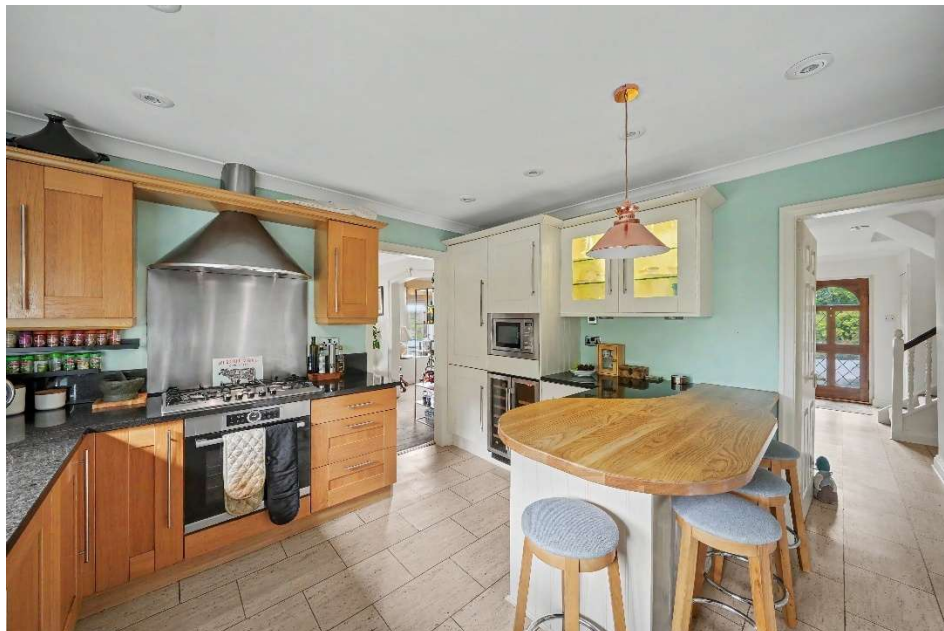
This has uPVC double glazed French doors to the rear elevation giving access to the garden with further natural light from a uPVC double glazed window to the side. There is a ceiling light point, ceiling coving, wall light point and central heating radiator. To one side a door gives access to the breakfast kitchen.



BREAKFAST KITCHEN

Measurements-11'8" x 11'5"

This can be accessed from either the hallway or dining room and has a uPVC double glazed window looking out over the rear garden, there are inset LED downlighters, ceiling light point over the breakfast bar, Karndean flooring, central heating radiator and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying granite worktops with matching granite splashbacks with one section extending to include an oak breakfast bar. There is an inset one and a half bowl sink with extending brushed stainless steel monobloc tap, Bosch five ring stainless steel gas hob with stainless steel extractor hood over and Bosch stainless steel electric fan assisted oven beneath, integrated stainless-steel microwave, wine cooler, integrated Bosch larder fridge and integrated Bosch dishwasher. To one side a door gives access to the utility room.



UTILITY ROOM

Measurements – 10'7" x 7'2"

With an oak and frosted double glazed stable door leading to the rear garden, there are inset LED downlighters, tiled floor, central heating radiator, wall mounted Vaillant gas fired central heating boiler, uPVC double glazed window, shaker style wall cupboards and worktop with under counter space for washing machine, tumble drier and freezer. From the utility room a sliding door gives access to the downstairs w.c.



DOWNSTAIRS W.C.

Measurements – 5'8" x 2'8"

With a frosted uPVC double glazed window, extractor fan, LED downlighters, tiled floor, central heating radiator and fitted with a suite comprising corner pedestal wash basin with tiled splashback and low flush w.c.

MID LEVEL

LANDING

Provides access to the following rooms: -

BEDROOM FIVE

Measurements- 10'5" x 10'9"

A double room which has a uPVC double glazed window to the side elevation, there is a ceiling light point, ceiling coving and central heating radiator.



BEDROOM FOUR

Measurements – 12'0" x 11'0"

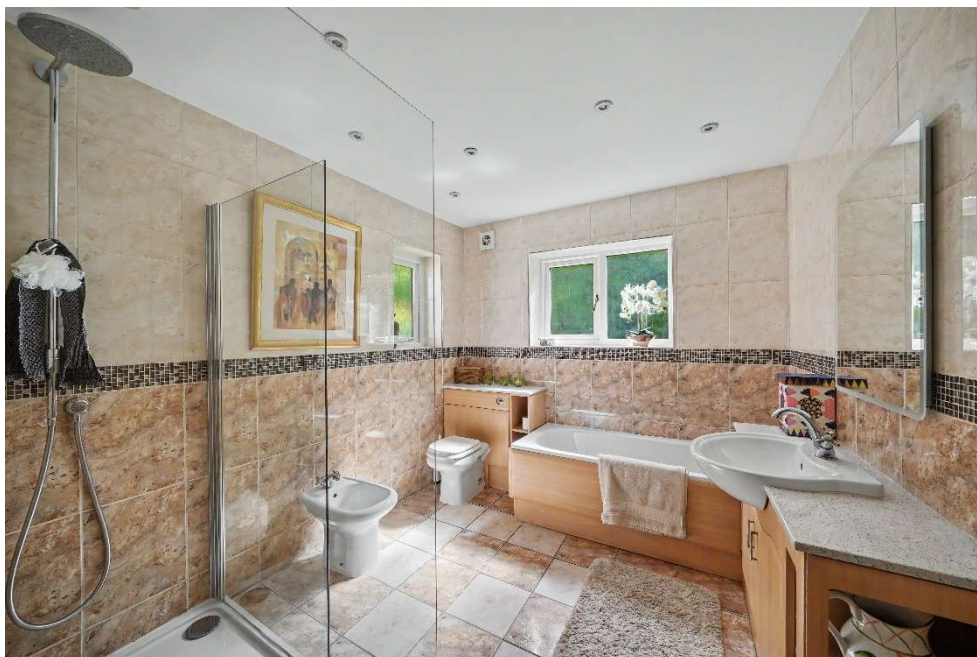
A double room with a uPVC double glazed window looking out over the front garden, there is a decorative ceiling rose with ceiling light point, ceiling coving and vertically hung radiator. This room is currently utilised as an office.



BATHROOM

Measurements – 9'7" x 8'5"

With frosted uPVC double glazed windows to two elevations, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a five-piece suite comprising vanity unit incorporating wash basin, panelled bath, Bidet, low flush w.c. with concealed cistern and large walk-in shower with glazed panels and chrome shower fitting incorporating fixed shower rose.



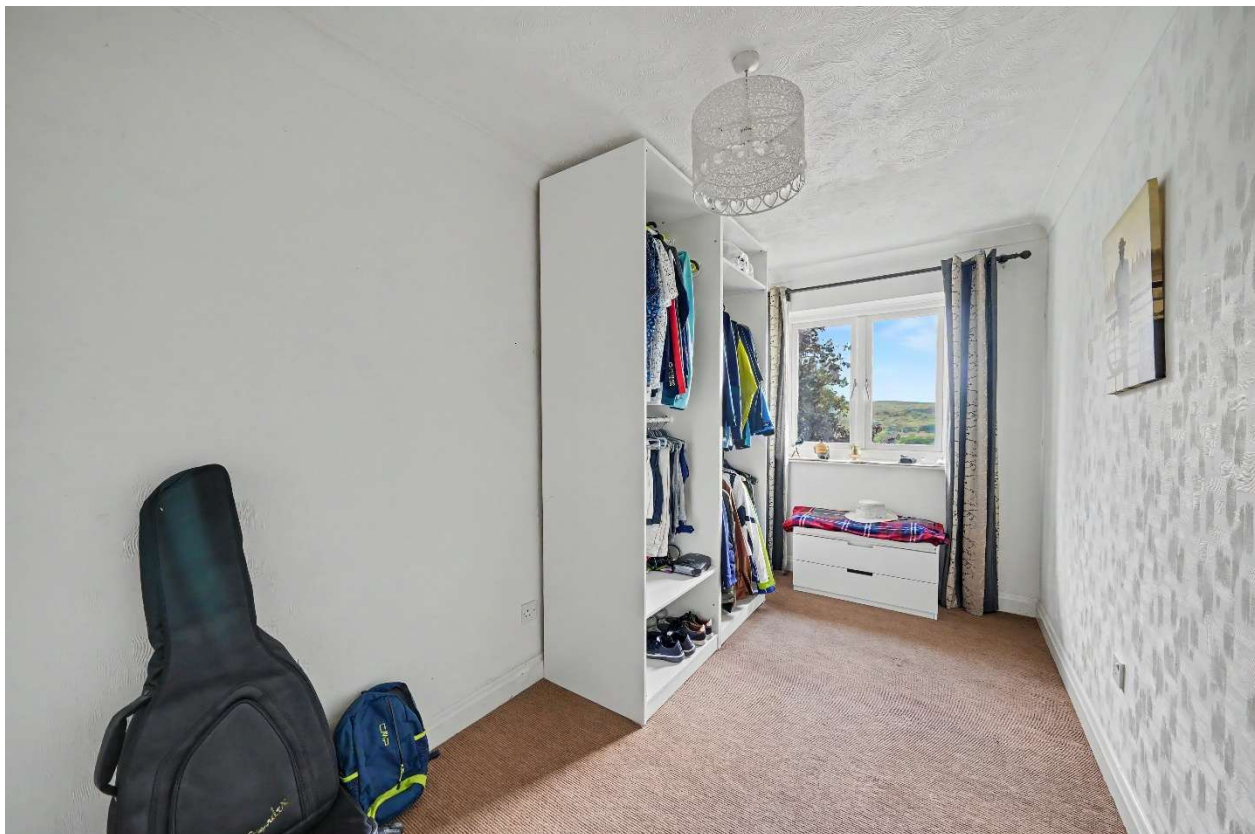
FIRST FLOOR LANDING

With a uPVC double glazed window looking out over the front garden, beneath this there is a cover which conceals the central heating radiator, there are inset ceiling downlighters and excellent storage which includes a deep cupboard to the left hand side of the staircase and to the right-hand side of the staircase there are twin bi-fold doors with a generous storage cupboard which includes a cloaks rail and adjacent to this there is a cupboard housing the hot water storage cylinder. This is an unvented cylinder providing mains pressure hot water. From the landing access can be gained to the following: -

BEDROOM THREE

Measurements- 14'9" x 6'9"

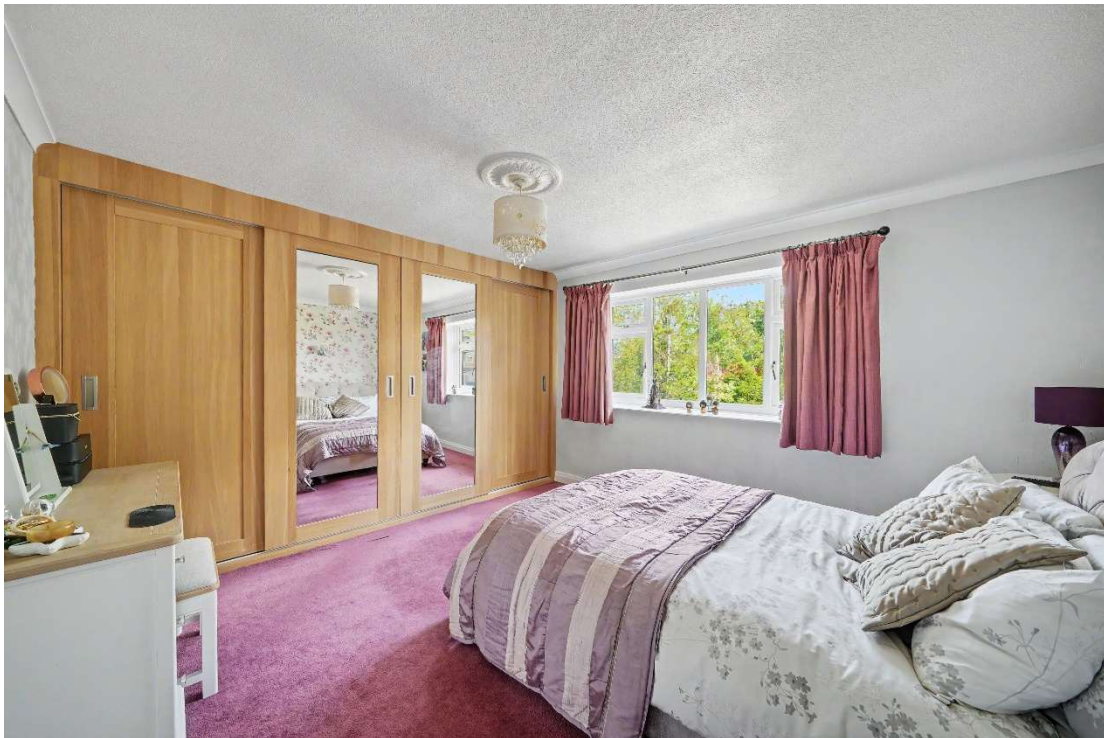
This has a uPVC double glazed window to the side elevation with some stunning far reaching views over Huddersfield, there is a ceiling light point, central heating radiator and loft hatch with sliding retractable aluminium ladder leading to a generous centrally boarded loft with light and power.



BEDROOM TWO

Measurements – 12'2" x 5'7" to wardrobes

A double room with uPVC double glazed window looking out over the front garden, there is a decorative ceiling rose with ceiling light point, ceiling coving, wall light point, central heating radiator and having fitted floor to ceiling part mirror fronted sliding door wardrobe.



BEDROOM ONE

Measurements – 15'6" x 12'0"

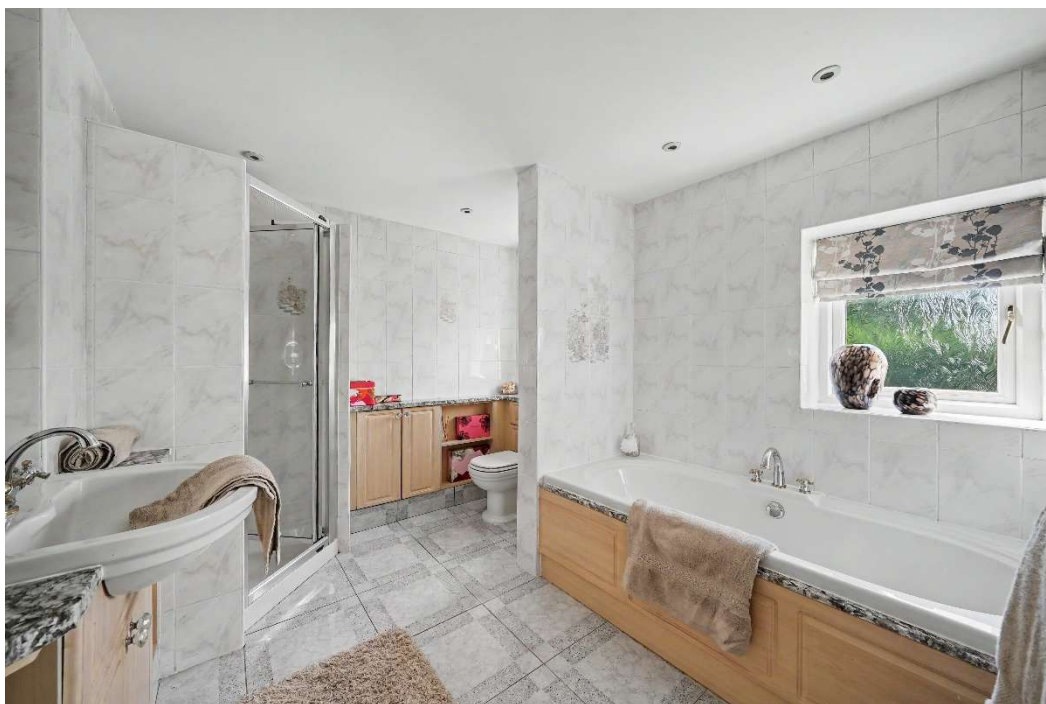
A generous double room situated to the rear of the property and having an abundance of natural light from uPVC double glazed French doors with windows to either side and Juliet balcony enjoying far reaching views over Huddersfield. There is a ceiling light point, ceiling coving, two wall light points, central heating radiator with cover and fitted furniture including floor to ceiling wardrobes, bevelled mirror cupboards and drawers. To one side a door gives access to a large en-suite bathroom.



EN-SUITE BATHROOM

Measurements – 10'7" x 8'7"

With two frosted uPVC double glazed windows, inset ceiling downlighters, floor to ceiling tiled walls, tiled floor and fitted with a suite comprising double ended panelled bath, vanity unit incorporating wash basin, low flush w.c. and corner shower cubicle with chrome shower fitting.



OUTSIDE

PARKING

To the front of the property there are stone gate posts with a tarmac and gravelled driveway which provide off road parking for a number of cars as well as giving access to a detached stone fronted double garage.

DOUBLE GARAGE

Measurements- 16'8" x 15'7"

With an electric sectional door, power, light and cold-water tap.



GARDENS

To the front of the property there is a lawned garden with mature trees, flowers and shrubs, this is situated adjacent to the double garage. At the far side of the driveway there are planted trees, flowers and shrubs with a lawned garden running down the right-hand side which once again screened by trees and shrubs and enjoying far reaching views over Huddersfield. In the bottom right hand corner there is a timber and glazed summer house.

SUMMER HOUSE

Measurements- 7'6" x 7'0"

This has timber and glazed French doors, windows, polished and stained floorboards, LED ceiling lighting and power. At the foot of the garden there is a short flight of steps rising to the rear garden. This has been designed for ease of maintenance with three circular flagged patios, water feature, planted trees, flowers and shrubs, outside cold water tap and outside power. At the far side of the property there is a part flagged and gravelled pathway giving access to the front.









ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system.

Double glazing- The property has uPVC double glazing

Alarm- The property is fitted with a security alarm along with a ring doorbell fitted at the front of the property

Property tenure – Freehold

Council tax band – F

Directions- Using satellite navigation enter the postcode HD5 0BE

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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