



12 Lassell Fold, Hyde, SK14 4UT

£490,000

Welcome to Lassell Fold, a four bedroom detached home that really does offer the "wow" factor. With ample living accommodation set over two floors, including an impressive open plan living space that defines the heart of this home. The seamless integration of the living, dining, and kitchen areas creates an inviting and sociable atmosphere, perfect for both entertaining and daily family life. The glass lantern roof and bi fold doors allow natural light to flood the space, whilst thoughtful touches such as the addition of a balanced flue gas stove means that the large living space retains a cozy feel.

The locality offers ease of access to nearby towns via road links and train links via Newton for Hyde, Flowery Field and Godley Train Stations which are all approximately a while away from the property - perfect for those needing to commute into Manchester and beyond.

Those with children of a school age are within the catchment for St Paul's, Rayner Stephens and All Saints offering a range of options for those with growing families.

The area offers amenities in the form smaller stores, eateries and public houses in addition to larger supermarket stores. There is also nearby Dukinfield Golf Club and walks in and around green spaces for those looking to enjoy open green spaces within the area. You can actually see the course from the house!

12 Lassell Fold

, Hyde, SK14 4UT

£490,000



Entrance Vestibule

Bay window to front, lvt flooring. Door into the hallway.

Hallway

Stairs rising to the first floor, doors to all downstairs rooms. Lvt flooring.

Lounge

14'2" x 10'9" (4.32m x 3.28m)
Window to front elevation.

Family Room/Home Office

10'3" x 7'6" (3.13m x 2.28m)
Window to side elevation.

Open Plan Kitchen/Diner/Family Room

20'3" x 21'10" (6.17m x 6.65m)
Fitted with a matching range of beautiful floor and wall mounted units with coordinating work surfaces over plus matching island. There is an integrated dishwasher, Belfast sink with mixer tap, space for a Range Style cooker, space for an American Style fridge freezer.

In the sitting area is a lovely cast iron fire with remote control gas fire., a lantern style roof gives lots of natural light. This is a fantastic space! Perfect for busy family life.

Utility Room

6'6" x 7'3" (1.99m x 2.21m)
Window to side elevation. Work surface, plumbing for washing machine and space for a tumble dryer.

Inner Hallway

Back door leading out to the garden, door to w.c.

Downstairs WC

Window to side elevation, Low level W.C and hand wash basin.

Stairs & Landing

Doors to all rooms. Useful built in linen store.

Master Bedroom

12'0" x 11'0" (3.65m x 3.35m)
Window to front, built-in double wardrobes with matching drawers. Door to en-suite.

En-suite Shower Room

Opaque window to the side elevation, suite comprising of a low level W.C, hand wash basin, walk in shower, tiled floor and walls, heated towel rail.

Bedroom Two

11'5" x 15'1" (3.49m x 4.61m)
Two windows to the front elevation.

Bedroom Three

8'7" x 10'6" (2.62m x 3.20m)
Window to the rear elevation with far reaching views.

Bedroom Four

11'2" x 8'9" (3.40m x 2.66m)
Window to the rear elevation with far reaching views.

Family Bathroom

Opaque window to the rear elevation, suite comprising of a panel bath with shower over, low level W.C and hand wash basin. Tiled floor and walls with heated towel rail.

Externally

The front is approached by a double width driveway, whilst around to the rear is a low maintenance garden with paved patio. The back is not overlooked and also has a gate leading to lovely country walks.

Store Room

Double Doors

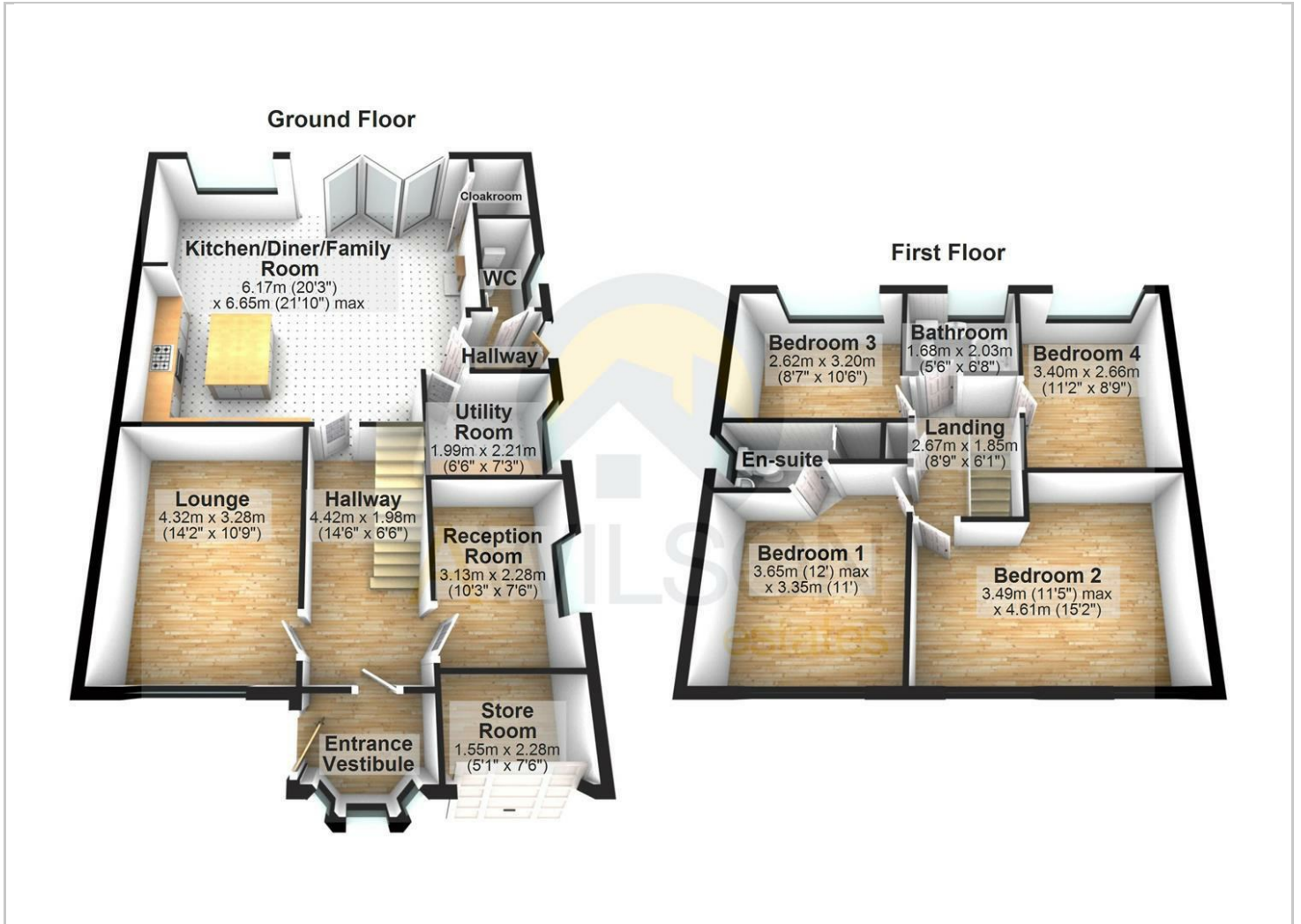
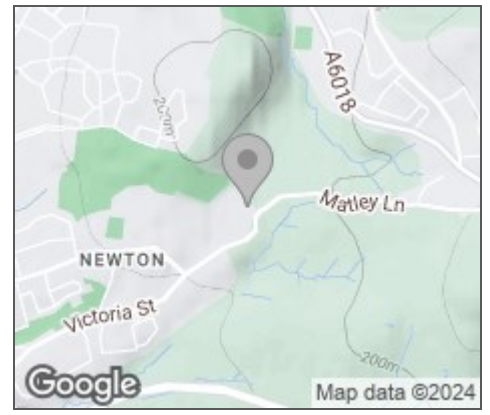
Additional Information

Tenure: Leasehold - 999 Years from new - £90 per annum ground rent.

EPC Rating: D

Council Tax Band: E





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		84	England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com