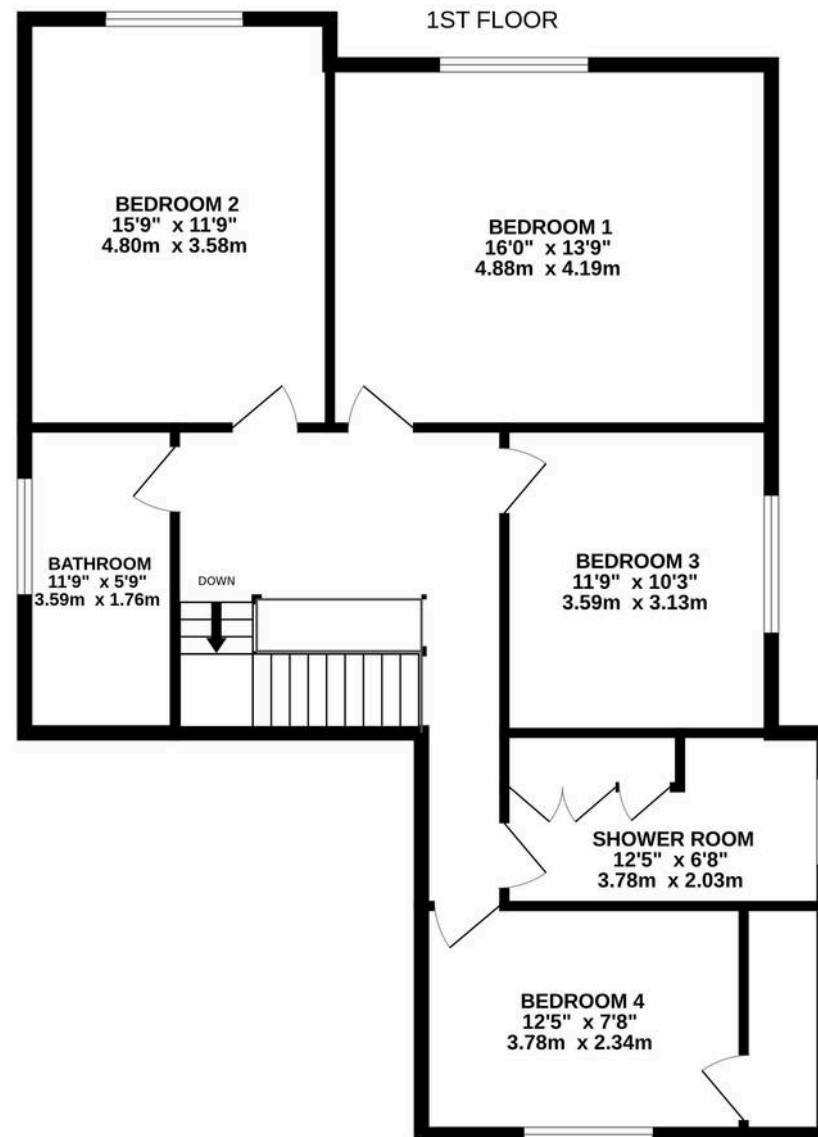
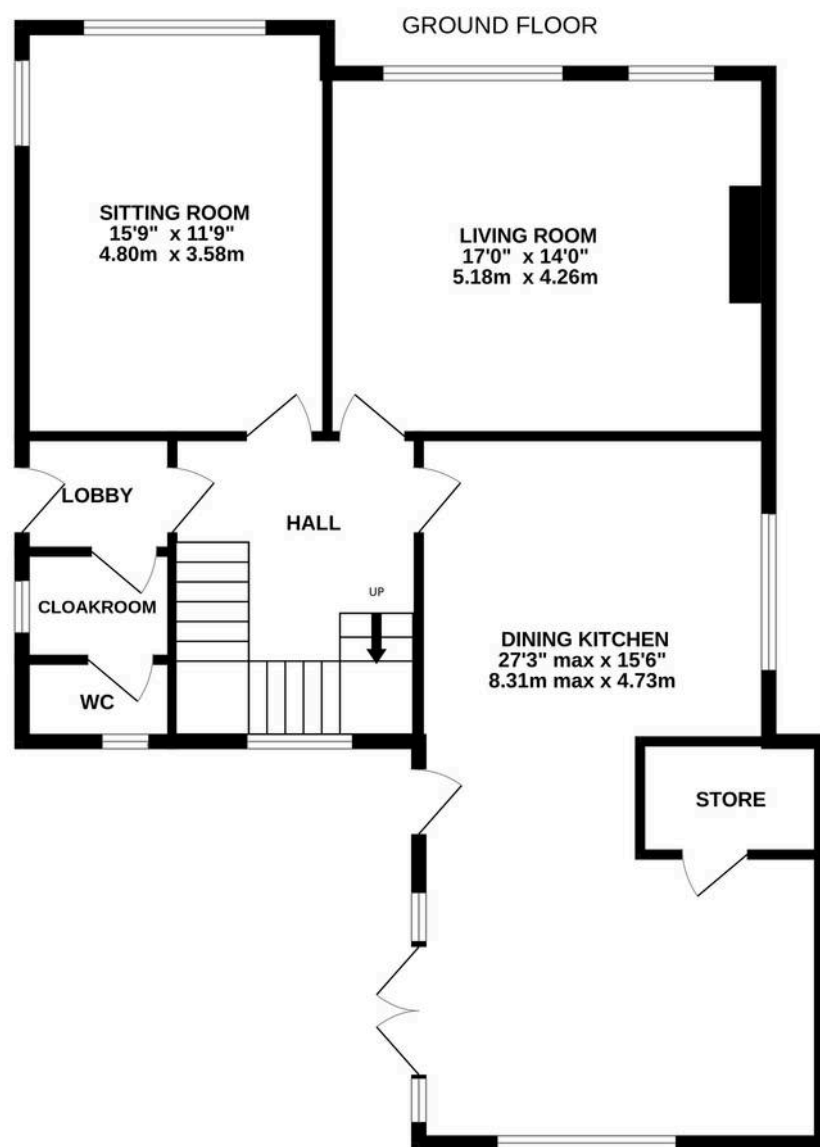




**4 Church Lane, South Crosland**  
Huddersfield

Offers in Region of **£775,000**





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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## 4 Church Lane

South Crosland, Huddersfield

**\*\*\*NO ONWARD CHAIN\*\*\***

A most handsome and imposing stone built detached residence, standing elevated from Church Lane and well screened offering high degree of privacy, in circa a third of an acre.

The property overlooks lovely established gardens, thoughtfully planted with ever changing colours throughout the year and with wonderful far reaching views beyond.

Constructed in 1923 and designed by a local architect and structural engineer of some note, Clifford Hickson who, among other achievements in Huddersfield designed the beautiful Roebuck Memorial Homes (1923), The Grand Picture Theatre (1921) and Princess Picture House (1923).

Approached through electric gates there is parking and turning area, the accommodation has a gas central system and replacement double glazing crittle windows sympathetically retaining the original aesthetics.

Council Tax band: G

Tenure: Freehold







### Ground Floor

Entrance vestibule with large oak entrance door, tiles flooring and ceiling light point. To one side there is a door way leading to a cloak room.

### Cloak Room

5' 9" x 4' 2" (1.75m x 1.27m)

With tiled flooring, ceiling light point, cloaks rail, vertically hung radiator and wall hung hand wash basin. To one side an oak door opens into a WC.

### WC

5' 9" x 2' 4" (1.75m x 0.71m)

With tiled walls to dado height, tiled floor and fitted with a low flush WC.

### Entrance Hall

11' 9" x 8' 9" (3.58m x 2.67m)

This has oak flooring, central heating radiator with period style oak cover and with an oak return staircase rising to the first floor. From the hallway access can be gained to the following rooms..-

### Living Room

17' 0" x 14' 0" (5.18m x 4.27m)

This well proportioned principle reception room has a bank of stone mullioned windows which look out across the front garden and provide the room with plenty of natural light. There is oak flooring, ceiling light point, three central heating radiators (two with period style oak covers) and as the main focal point of the room there is a brick fire place with oak mantle and home to a coal effect gas fire resting on a brick hearth.





### **Sitting Room**

15' 9" x 11' 9" (4.80m x 3.58m)

This is situated adjacent to the main living and enjoys a similar aspect with stone mullioned windows with a further window to the side elevation all of which provide the room with plenty of natural light. There is oak flooring, three wall light points, central heating radiator and as the main focal point of the room there is a lovely period fire place which is home to a coal effect gas fire with puter canopy.

### **Dining Kitchen**

27' 3" x 15' 6" (8.31m x 4.72m)

As the dimensions indicate this is a particularly generous room with stone mullioned windows to two elevations together with french doors which once again provide the room with plenty of natural light, there are inset led down lighters, two ceiling light points, tiled flooring, with under floor heating and fitted with a range of oak faced base and wall cupboards, drawers, these are complimented by over lying granite worktops and splash backs which extend to form a breakfast bar, there is a Rangemaster cooker with matching extractor hood over, Belfast sink with chrome mixer tap, wine cooler and integral dishwasher. To one side there is a door giving access to a store room.

### **Store Room**

7' 0" x 4' 4" (2.13m x 1.32m)

With tiled floor, stone shelf, wall light and wall mounted vaillant gas fired central heating boiler.





### **First Floor**

#### **Half Landing**

With a bank of stone mullioned windows.

#### **Main Landing**

With oak floor boards, three ceiling light points, a lovely chandelier and central heating radiator. From the landing access can be gained to the following rooms..-



### Bedroom One

16' 0" x 13' 9" (4.88m x 4.19m)

A generous double room with stone mullioned windows looking out over the front garden and enjoying wonderful far reaching southerly views beyond. There is a ceiling light point and a central heating radiator.

### Bedroom Two

15' 9" x 11' 9" (4.80m x 3.58m)

Double room situated adjacent to bedroom one and once again enjoying lovely far reaching southerly views. There is a ceiling light point and central heating radiator.

### Bedroom Three

10' 3" x 11' 9" (3.12m x 3.58m)

A double room with stone mullioned windows to the side elevation, there is a ceiling light point and central heating radiator.

### Bedroom Four

12' 5" x 7' 8" (3.78m x 2.34m)

This has stoned mullioned windows looking out across the rear garden with views across fields beyond, there is a ceiling light point, column style radiator and with door to one side providing access to a useful storage cupboard.





### Bathroom

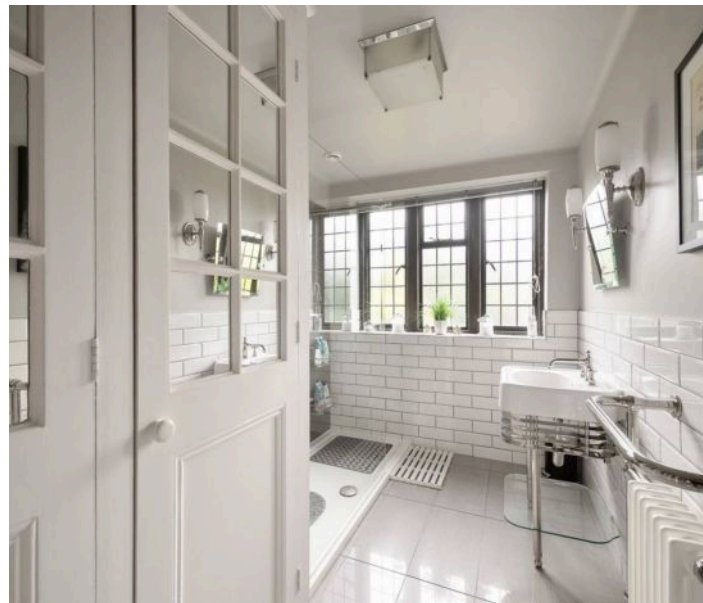
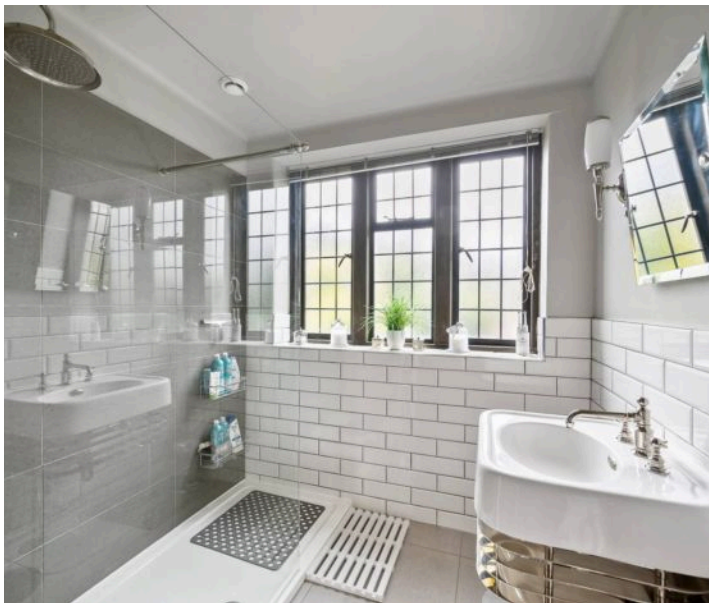
11' 9" x 5' 9" (3.58m x 1.75m)

This is situated to the rear of bedroom two and has three wall light points, tiled walls to dado height, tiled floor, chrome heated towel rail incorporating a radiator and fitted with a suite comprising roll top bath resting ball and claw feet with chrome mixer tap and hand spray over, pivitol wash basin and low flush WC.

### Shower Room

12' 5" x 6' 8" (3.78m x 2.03m)

This is situated between bedroom three and four and has ceiling light point, two wall light points, tiled walls to dado height, tiled floor, fitted part mirror fronted cupboards, with nickel heated towel rail incorporating radiator having suite comprising period style hand wash basin with nickel mixer tap and large walk in shower with glazed panel and nickel shower fitting.





## GARDEN

The property stands in a third of an acre of thoughtfully planted established gardens which have been designed to change colour throughout the year. The front garden is lawned and beautifully screened providing a high degree of privacy, there are planted trees, shrubs and flag pole. Immediately in front of the house there is a stone flagged and stone crazy paved area. To the left hand side of the property there is a stone flagged pathway, planted trees and shrubs and timber garden shed. To the rear there are stone flagged pathways, shaped lawned garden, rockery, planted trees, flowers and shrubs, stone flagged patio, at the foot of the garden there is a dry stone wall which borders open fields and to one side there are views across to Victoria Tower and Emley Moor Mast.

## Driveway

The property is approached through stone gate posts with twin wrought iron electric gates (which can be controlled via keypad, key fobs or mobile phone) opening onto a tarmac driveway which leads down the right hand side of the property to a two car parking bay and turning area.

## Directions

Using satellite navigation enter the postcode HD4 7DB.









VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878 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) COPYRIGHT Unauthorised reproduction prohibited. FREE VALUATIONS If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service. CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 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

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