



Rosevale, 74 Lascelles Hall Road, Kirkheaton, Huddersfield, HD5 0BD

Asking Price £585,000

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This stone built, detached family home is set back from the roadside, enjoying superb rural views to the rear over the larger than average lawned garden. Requiring a full programme of refurbishment and renovation providing the opportunity for the new owner to renovate to their own taste and style. Offering 1,950 sq ft of living space and boasting 3 reception rooms, dining kitchen, utility and ground floor wc, study, 4 bedrooms with master bedroom having en-suite bathroom and dressing room and family bathroom. Parking will never be an issue with ample off road parking on the large driveway, along with the convenience of a double garage with electric door. The good-sized garden provides a lovely outdoor space for relaxation or entertaining guests.

EARLY VIEWING HIGHLY RECOMMENDED TO AVOID MISSING OUT!





GROUND FLOOR:

Entrance Hall

A timber entrance door gives access to the entrance hall which has a staircase rising to the first floor level.

WC

Having panelled walls, wc, vanity wash basin and window.

Lounge

19'7 x 13'11 (5.97m x 4.24m)

This spacious reception room has a fireplace surround with gas fire, wall light points, a central heating radiator and 2 uPVC double glazed windows to front and rear elevations.

Sitting Room

19'8 x 12'8 (5.99m x 3.86m)

Another large reception room with feature beam, a central heating radiator, external door and uPVC double glazed windows.

Dining Room

11'10 x 11'7 (3.61m x 3.53m)

The dining room has a serving hatch into the kitchen, a central heating radiator and uPVC double glazed window.

Kitchen

15'2 x 11'9 (4.62m x 3.58m)

Having a range of wall and base units with working surfaces over, island unit with storage, gas cooker point, stainless steel sink unit and timber stable door to the side. The kitchen has internal access to the garage and 2 uPVC double glazed windows.

Study

12'3 x 7'11 (3.73m x 2.41m)

Having a central heating radiator and a uPVC double glazed window.





Utility Room

9'11 x 7'11 (3.02m x 2.41m)

The utility is accessed from the garage and houses the Vaillant central heating boiler, there is an additional sink unit, space and plumbing for a washing machine and a uPVC double glazed window.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the front elevation and a built in cupboard housing the water cylinder.

Master Bedroom

13'10 x 11'9 (4.22m x 3.58m)

A good size double bedroom with uPVC door leading out onto a balcony which takes full advantage of the rural views. There are 5 door fitted wardrobes and an open archway leads to the dressing room.

Dressing Room

12'7 x 6'4 (3.84m x 1.93m)

Having a central heating radiator and uPVC double glazed window.

En-Suite Bathroom

The en-suite has a coloured suite comprising bath, shower, bidet and pedestal wash hand basin. There is a central heating radiator and a uPVC double glazed window.

Bedroom 2

11'10 x 11'10 (3.61m x 3.61m)

Also having fitted wardrobes, vanity sink unit, a central heating radiator and a uPVC double glazed window.

Bedroom 3

11'11 x 11'5 (3.63m x 3.48m)

Having fitted wardrobes and dresser, a central heating radiator and uPVC double glazed window.

Bedroom 4

14'0 x 7'7 (4.27m x 2.31m)

Situated to the front of the property and having a central heating radiator and a uPVC double glazed window.

Family Bathroom

The bathroom has a 6 piece coloured suite comprising bath, shower enclosure, twin pedestal wash hand basins, bidet and wc. There is part tiling to the walls, a chrome ladder style radiator and a uPVC double glazed window.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo continue straight ahead onto Wakefield Road. Go up the hill and turn left onto Lascelles Hall Road and follow the road up. The property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band F





MORTGAGES:

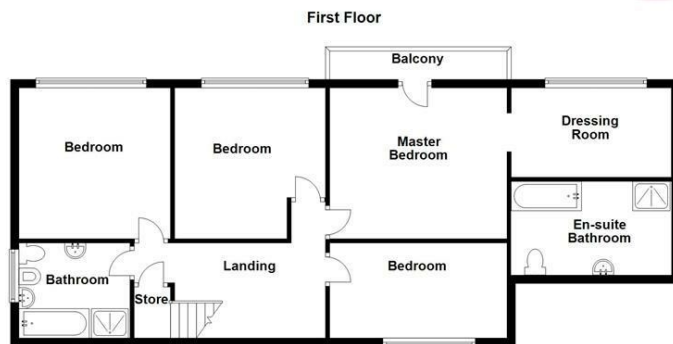
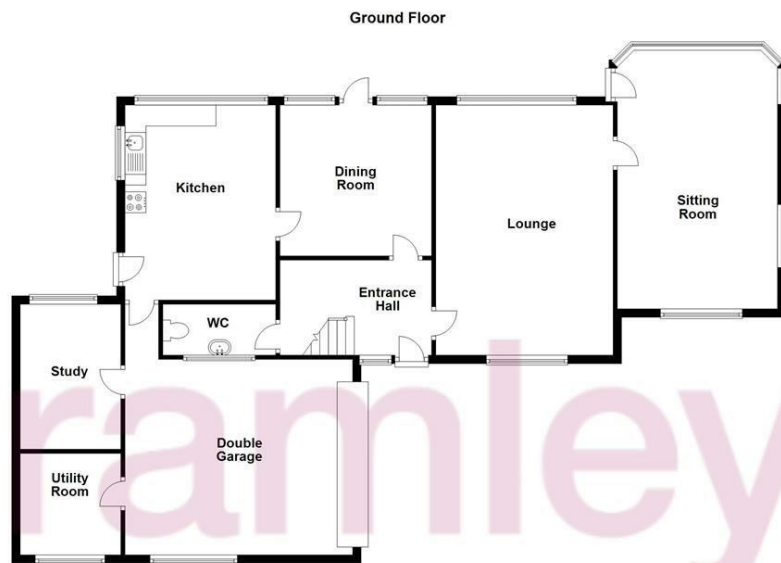
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC	

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