



114 Lascelles Hall Road, Lascelles Hall, Huddersfield, HD5 0BQ

£700,000

bramleys



This stone built, 4 bedroomed, detached cottage is situated adjoining green belt countryside to the rear with outstanding tranquil views in this popular semi-rural location of Lascelles Hall. Boasting features one would normally expect from a property of this era such as exposed beams, feature stone work and magnificent fireplaces. Boasting 4 bedrooms with ensuite facilities to the master bedroom, the property is further enhanced by 3 spacious reception rooms and a magnificent breakfast kitchen with a wealth of integrated appliances. Externally, there is driveway and courtyard parking for 4/5 vehicles plus a detached double garage, together with extensive gardens incorporating formal seating areas ideal for al fresco dining, vegetable garden and small orchard. Benefitting from an external home office/workshop, and 15 solar panels, the property would make an ideal purchase for those with a young and growing family wishing to create a home/work life balance.

Energy Rating: B









## GROUND FLOOR:

Enter the property via a timber and glazed entrance door into:-

### Entrance Hall/Sitting Room

21'2" x 11'3" max (6.45m x 3.43m max)

The main entrance is bright and spacious, the current owners utilise this space as a sitting room also. Fitted with solid oak flooring, 2 central heating radiators, sealed unit double glazed windows, a Velux window and exposed beam.

### Lounge

17'4" x 14'3" (5.28m x 4.34m)

A spacious living room fitted with a magnificent recessed fireplace housing the log burning stove with heavy timber mantle above. There are also exposed beams to the ceiling, a

central heating radiator, sunken LED lighting and sealed unit double glazed French doors opening out to the rear gardens and allowing superb rural views.

### Study

9'9" x 9'0" (2.97m x 2.74m)

Being open plan with the lounge and benefitting from stone mullion sealed unit double glazed windows, a central heating radiator, sunken LED lighting and feature pillars.

### Dining Room

15'0" x 14'4" (4.57m x 4.37m)

Fitted with sealed unit double glazed windows with stone mullions, feature exposed beams, stone walling, decorative fireplace, in-built fixture cupboards and shelving and sunken LED lighting.

### Dining Kitchen

20'0" x 14'10" (6.10m x 4.52m)

A magnificent open plan dining kitchen comprising a range of matching wall and base units with a mixture of granite and wood block working surfaces. Integral appliances include a 5 burner gas range with hot plate and double oven and grill, integral fridge and dishwasher. There is also oak flooring, a central island with granite working surfaces, an inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer, a central heating radiator, sealed unit double glazed windows to the sides and a set of French doors leading directly into the rear garden.

### Utility Room/WC

8'0" x 7'9" (2.44m x 2.36m)

Having tiled flooring and being fitted with a range of







matching modern wall and base units with laminated working surfaces, plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer, low flush toilet, a central heating radiator and sealed unit double glazed window.

#### FIRST FLOOR:

#### Landing

Fitted with sunken LED lighting and providing access to:-

#### Master Bedroom

14'4" x 14'10" (4.37m x 4.52m)

Situated to the rear of the property and having fitted 7 door wardrobes with hanging and shelving facilities, tranquil rear views via the sealed unit double glazed windows, a central heating radiator and an access door to the ensuite shower room.

#### En suite Shower Room

Fully tiled to the walls and furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and fully tiled shower cubicle. There is also under floor heating, a sealed unit double glazed window, sunken low voltage lighting and a central heating radiator.

#### Bedroom 2

15'0" x 9'2" (4.57m x 2.79m)

There is a central heating radiator and sealed unit double glazed windows to

both front and side allowing for superb far reaching views of Castle Hill.

#### Bedroom 3

10'5" x 8'7" (3.18m x 2.62m)

Fitted with sunken LED lighting, built-in wardrobes, a central heating radiator and sealed unit double glazed windows to the rear allowing superb rural views.

#### Bedroom 4

12'2" x 9'0" (3.71m x 2.74m)

Situated to the front of the property and having a central heating radiator, sealed unit double glazed windows allowing views over the open aspect.

#### Bathroom

Fully tiled to both the walls and floor with under floor heating and being furnished with a 5 piece suite comprising concealed flush WC, bidet, vanity wash basin with chrome mixer taps, deep sunken whirlpool bath with central chrome mixer taps and a double width walk-in shower cubicle with rainwater head and additional hose. There is also a chrome ladder style radiator, integral television at the bottom of the bath, exposed ceiling beams and sealed unit double glazed window.

#### OUTSIDE:

The property is accessed via the 5 bar entrance gates into the courtyard parking area providing off-road parking for 4/5 vehicles in addition to the

double garage. There is also a covered charging point for electric vehicles. The property benefits from formal gardens to both the front and rear and consists of shaped lawns with mature flower borders with bushes and shrubs, a raised terrace with stone flagged flooring having inset LED lighting and feature stone work with pergola above. There is an additional seating area which takes full advantage of the rear views of the adjoining fields as well as a raised vegetable garden and a further garden with small orchard, potting shed and flagged seating area.

#### Double Garage

17'8" x 18'0" (5.38m x 5.49m)

Fitted with automatic roller shutter door, power and light points and independent side access door.

#### Home Office / Workshop

8'9" x 9'7" (2.67m x 2.92m)

There are power and lights points, sunken LED lighting, full width double glazed window and French doors to the side taking full advantage of the surrounding countryside.

#### 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 identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band D

### 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.











Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2307.26 ft<sup>2</sup>

214.35 m<sup>2</sup>



Floor 0 Building 2

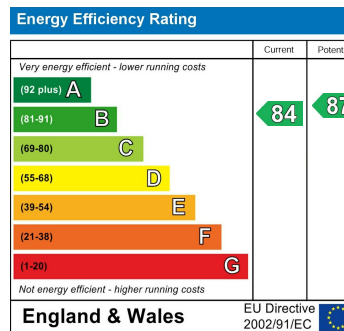
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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