



2 Lower Hall Road, Lascelles Hall, Huddersfield, HD5 0AZ

£495,000

**bramleys**

This substantial 3 bedroomed detached true bungalow is situated on a double width plot and was constructed for the existing vendors. Attracting superb far reaching views, the bungalow offers spacious and versatile accommodation and is enhanced by gas fired central heating, uPVC double glazing and attached double garaging. Having spacious and well maintained gardens to 4 sides, the property has 3 spacious reception rooms, dining/kitchen and utility room. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding individually designed detached true bungalow.

Energy Rating: D





## GROUND FLOOR:

### Main Entrance Hall

19'2" x 18'0" (5.84m x 5.49m)

A composite entrance door gives access to the main entrance hall. Having uPVC double glazed windows to both the side and front allowing superb far reaching views, ceiling coving, 2 wall light points and central heating radiator. An access door leads through to the dining room.

### Dining Room

12'8" x 12'1" (3.86m x 3.68m)

Having a central heating radiator and an archway leading through to the kitchen.

### Kitchen

12'8" x 10'5" (3.86m x 3.18m)

Having a range of matching floor and wall units with laminated working surfaces and part tiling to the walls. There is a gas hob with split level oven and grill, stainless steel sink unit with mixer taps and a uPVC double glazed window.



### Conservatory

11'5" x 9'9" (3.48m x 2.97m)

Set onto a stone base and having uPVC double glazed windows to 3 sides, there is Parquet flooring, central heating radiator and patio doors leading directly onto the side patio.

### Utility Room

11'3" x 8'2" (3.43m x 2.49m)

A most spacious and useful additional room, having base and wall cupboards, full tiling to the walls, inset stainless steel sink unit with side drainer, uPVC double glazed windows, rear access door and plumbing for automatic washing machine.

### Bedroom 1

13'1" x 12'7" (3.99m x 3.84m)

Having a range of fitted furniture including built-in wardrobes with hanging and shelving facilities, matching bedside drawer units with corner display niches above with concealed



lighting, dressing table with drawer units to either side, central heating radiator and uPVC double glazed window to the front attracting superb far reaching views.

### Bedroom 2

13'1" x 12'7" (3.99m x 3.84m)

Peacefully situated to the rear of the property and having full width fitted 6 door wardrobes with hanging and shelving facilities, central heating radiator and a uPVC double glazed window. An access door leads to the en-suite shower room.

### En suite Shower Room

Being fully tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and shower cubicle. There is a heated electric towel rail and uPVC double glazed window.

### Bedroom 3

9'2" x 8'6" (2.79m x 2.59m)

Situated to the front of the property with outstanding far reaching views and having a central heating radiator, uPVC double glazed window, fitted 3 door wardrobes with hanging and shelving facilities, dressing table and drawer units.

### Wet Room

Being fully tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and walk-in shower cubicle. There is a uPVC double glazed window and chrome ladder style radiator.

### OUTSIDE:

Having a block paved driveway and parking apron for 4/5 vehicles which in turn leads to the attached double garage. There is an adjacent glazed potting shed/greenhouse. To the rear are well maintained gardens having shaped lawns, flowerbeds and rockery with stone seating areas. To the opposite side of the property is a flagged patio and seating area with manicured gardens.

### Attached Double Garage

19'0" x 15'2" (5.79m x 4.62m)

Having 2 separate electrically operated roller shutter doors, power and light points.

### 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 keep in the right hand lane into Wakefield Road. Pass the Big Box Gym on the right hand side, proceeding up the hill and prior to the zebra crossing take a left hand turning into Lascelles Hall Road. Take the first left turning into Lower Hall Road and the property will be found immediately on your right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band E

### 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:

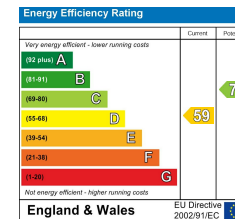
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Approximate total area<sup>(1)</sup>  
1800.26 ft<sup>2</sup>  
167.25 m<sup>2</sup>



(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.

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:

- 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.
- 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

Huddersfield | Halifax | Elland | Mirfield

