



Lascelles Hall Road | | Huddersfield | HD5 0BE

Asking price £230,000



SHERIDAN  
BAILEY  
PROPERTY

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Located in a quiet cul-de-sac position this three-bedroom semi-detached home is beautifully presented with a contemporary feel throughout, and beautiful far reaching views from the rear of the property.

This home also benefits from a single detached garage and driveway. It briefly comprises - entrance hall, kitchen, stunning partially open plan dining room, living room with feature arches and large sliding doors from living room to courtyard garden space. On the first floor there are 2 double bedroom, a single bedroom currently used as a home office and a house bathroom.

This one is not to be missed and will appeal to all!

- Located in a quiet village location
- 3 bed room semi detached
- Beautifully designed throughout
- Detached garage
- A must view!

### Entrance Hall

Front door opens up into a welcoming hallway with stone effect flooring which flows through to the kitchen. Staircase to first floor and doors to the kitchen and dining room.

### Kitchen

8'11 x 6'9 (2.72m x 2.06m)

The Kitchen has a range of matching white wall and base cabinets with worktops over. There is a 4-ring gas hob with an electric oven beneath and a extractor above. Space for washing machine and a fitted fridge freezer. Window to front elevation and garden views.





### Dining Room

12'2 x 7'5 (3.71m x 2.26m)

The Dining room is partially open plan with feature arches that lead through the spacious living room. Contemporarily designed, this a wonderful social space for daily living and entertaining alike. The Dining area has ample space for a 6 seater dining table and chairs.

### Living Room

15'4 x 10'11 (4.67m x 3.33m)

Another sociable space flowing from the Dining area. A room filled with natural light and sliding glass patio doors lead out to a private and attractive courtyard space. Contemporary wall mounted electric fire, and ample room for sofas and living room furniture.

### Staircase to first floor landing

### Master Bedroom

9'0 x 12'7 (2.74m x 3.84m)

Beautifully presented double bedroom with window to front elevation and garden views.

### Bedroom 2

8'4 x 12'6 (2.54m x 3.81m)

Double bedroom with window to rear elevation and rear garden views and beyond. Triple fitted wardrobes.

### Bedroom 3 / Home Office

6'8 x 7'3 (2.03m x 2.21m)

Single bedroom offering flexible accommodation space. Currently used as a Home office.

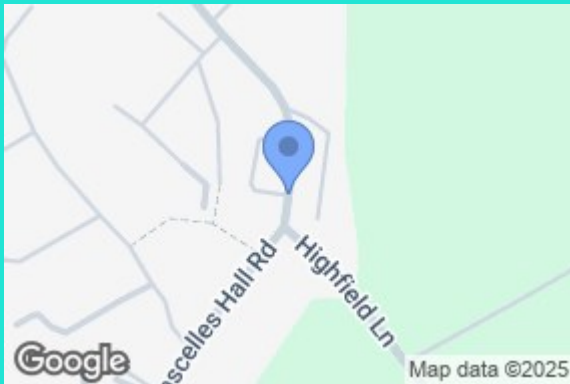
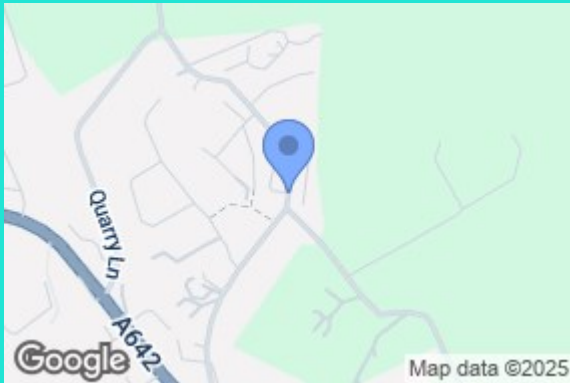
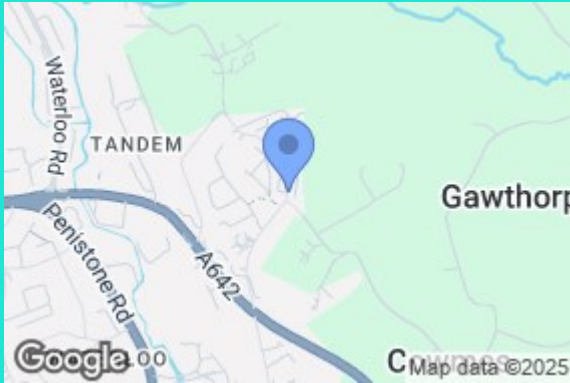
### Bathroom

Partially tiled and comprising bath with shower over, WC and wash handbasin.

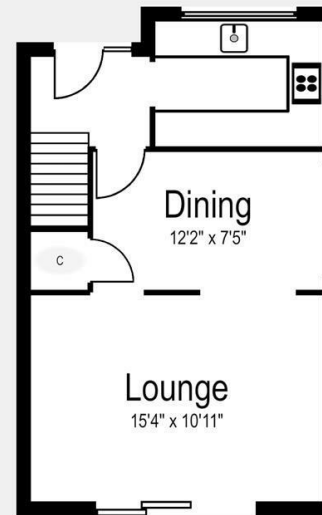
### External Areas

The property is located in a private and quiet position off Lascelles Hall Road.

To the front of the property is a driveway for 1 vehicle and the benefit of a single garage. A pathway leads to the front entrance with a lawned area. There is side access to the rear. The rear garden is designed as a courtyard area with space for seating and room for BBQ.



## Front Ground

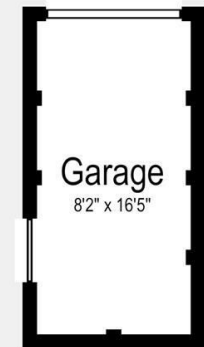
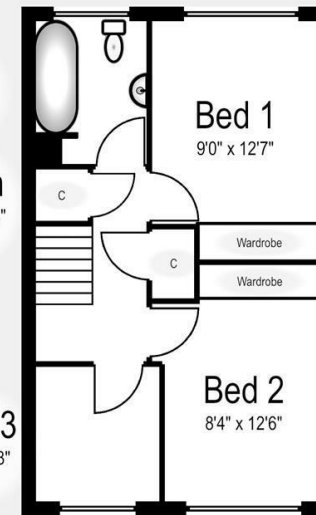


Kitchen  
8'11" x 6'9"

Bath  
6'0" x 7'8"

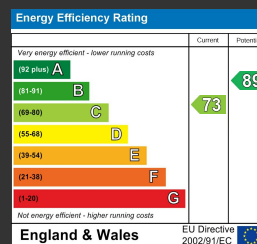
Bed 3  
6'8" x 7'3"

## 1st Floor



**HD5 0BE**  
Internal - 882ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.



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