



cornerstone
ESTATE AGENTS

Lascelles Hall Road
Huddersfield



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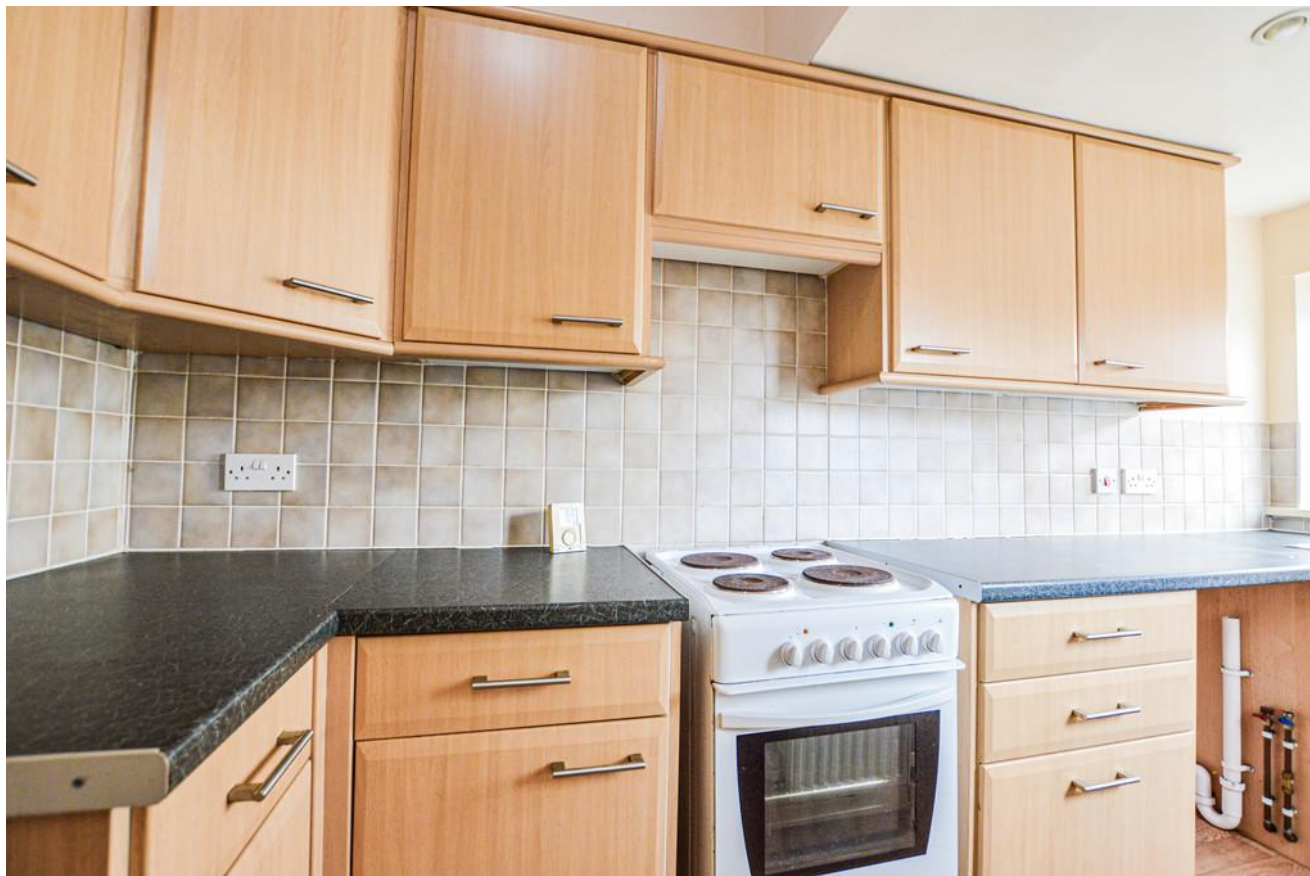
£110,000

NESTLED IN THE SOUGHT-AFTER SEMI-RURAL LOCATION OF LASCELLES HALL ROAD, THIS HIDDEN GEM PRESENTS A CHARMING TWO-BEDROOM BACK-TO-BACK BRICK-BUILT PROPERTY.

Nestled in the sought-after semi-rural location of Lascelles Hall Road, this hidden gem presents a charming two-bedroom back-to-back brick-built property. Tucked away from the road within a small hamlet of houses, it boasts a spacious outside area complete with a generous driveway and a delightful patio seating spot.

The property comprises a well-appointed kitchen with an external door and front-facing window, complemented by a sizable living room featuring a substantial understairs cupboard for added storage convenience. Ascending the stairs to the first floor reveals a good-sized bathroom, a large double bedroom, and an additional single bedroom adorned with built-in double wardrobes.

Though in need of modernization, this property has been priced accordingly, making it an ideal opportunity for both first-time buyers seeking a project and investors looking to capitalize on its potential.



In summary, this home offers a blend of rural tranquility and suburban convenience, promising a cozy retreat awaiting its new owner's personal touch.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band A

EPC: D

What3Words: agent.update.extend

Parking: Off Road

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

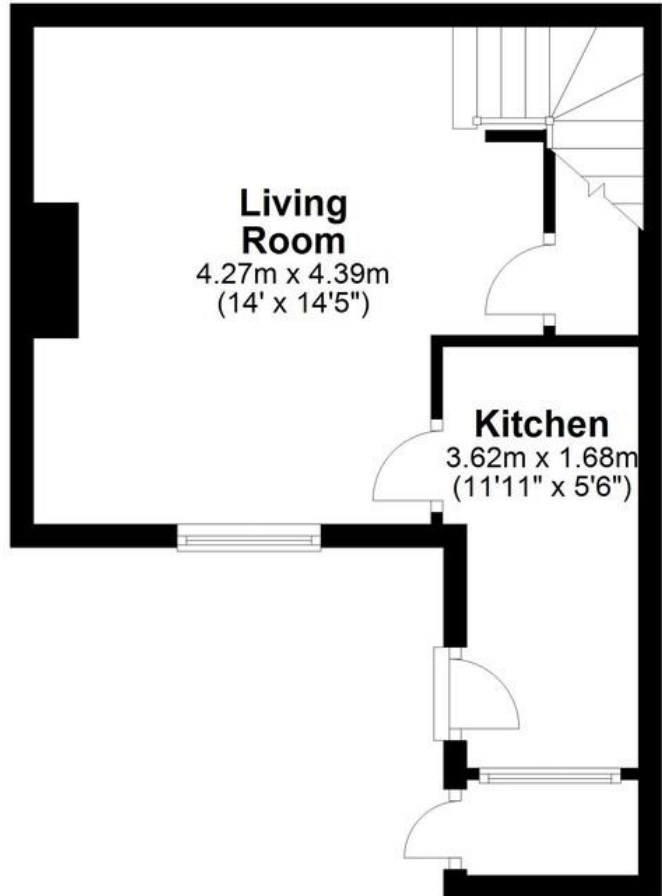




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

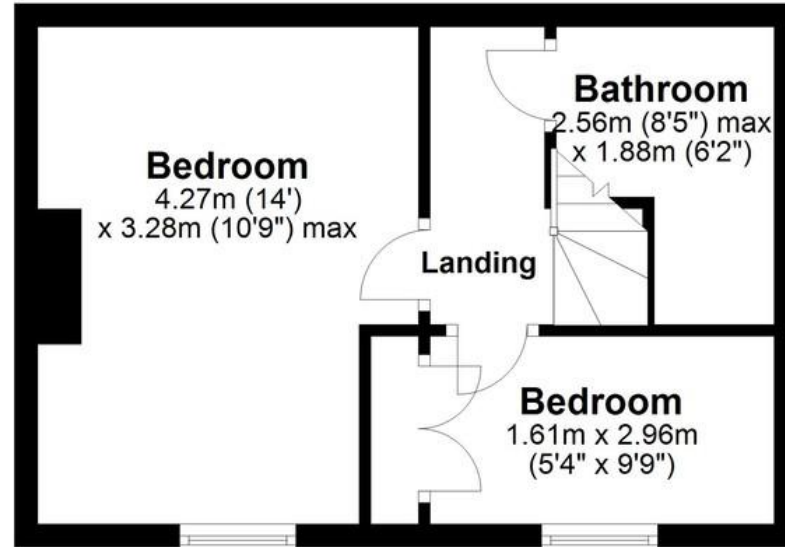
Ground Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 sq. feet)