



**Blagden Lane, Newsome, Huddersfield HD4 6JZ**

**welcome to**

**Blagden Lane, Newsome Huddersfield**

JUST LIKE A TARDIS - BIGGER ON THE INSIDE. TWO HOUSES IN ONE. Must be seen to appreciate the scope and size of the house. Having three double bedrooms, two full bathrooms, three reception rooms, two kitchens alongside double garage/workshop. IDEAL FOR THOSE WANTING ANNEX.



## Property Details

### Ground Floor

#### Entrance

Front door leading to hallway having laminate flooring and window to the front. Doors to reception room, kitchen and ground floor shower room. Stairs lead to the lower ground floor with a further set leading to the first floor.

#### Lounge

17' 11" max x 19' 8" ( 5.46m max x 5.99m )

Spacious L-shaped reception room having carpeted flooring and warmed by a feature gas fire with fireplace and two central heating radiators. Plenty of space for dining table chairs. There are two double glazed windows to the rear and one to the front.

#### Kitchen

7' 1" into cabinets x 12' 7" ( 2.16m into cabinets x 3.84m )

Spacious kitchen area having a range of fitted base and wall units with contemporary work surfaces and tiled splashbacks. Space for Rangemaster cooker and extractor over. Integrated dishwasher and fridge freezer. One and a half bowl sink unit with drainer and waste disposal system. Having wood effect laminate flooring. Door leading to rear porch having tiled walls and flooring plus double glazed windows and door to the rear.

#### Shower Room

Ground floor shower room comprising corner shower cubicle, floating wash hand basin and low flush W.C. Having a heated towel warmer/radiator plus double glazed window with frosted glass to the side.

### Lower Ground Floor

#### Living / Utility Area

24' 9" x 9' 5" ( 7.54m x 2.87m )

Spacious living area having carpeted flooring to the living space and tiled effect vinyl flooring to the utility area. Utility area has base and wall units with contemporary work surfaces. Space for fridge, freezer, washing machine and dryer. Window and doors to the conservatory, second window to the rear.

#### Conservatory

18' 4" max x 14' 11" max ( 5.59m max x 4.55m max )

L-shaped reception room having carpeted flooring and warmed by three central heating radiator. There is a ceiling fan and double glazed windows and doors to the rear garden with views.

### First Floor

#### Bedroom One

10' 8" into eaves x 11' 4" ( 3.25m into eaves x 3.45m )

Spacious double bedroom having carpeted flooring and warmed by a central heating radiator. Integrated eaves storage. Double glazed window to the side with built-in blinds.

#### Bedroom Two

10' 6" max x 12' 9" max ( 3.20m max x 3.89m max )

Spacious double bedroom having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

#### Bedroom Three

10' 6" max x 6' 7" max ( 3.20m max x 2.01m max )

Good sized bedroom having laminate flooring and warmed by a central heating radiator. Double glazed window to the rear with superb views.

### Bathroom

Bathroom suite comprising bath, wash hand basin and low flush WC. Having tiled effect laminate flooring and part tiled walls. Heated towel warmer/radiator. Double glazed window with frosted glass overlooks the rear.

### External

To the front is a driveway to garage. There are flower borders and a pond. To the rear is a two level patio area with turfed area and superb views.



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welcome to

## Blagden Lane, Newsome Huddersfield

- Deceptively Spacious Family Home Which Offers Scope To Create Annex Accommodation
- Three Reception Rooms
- Double Garage/Workshop
- Private Semi-Detached Plot
- Unique To Other Houses In The Area

Tenure: Freehold EPC Rating: E

offers in the region of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF114384 - 0014

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