



Lascelles Hall Road, Huddersfield HD5 0BQ

welcome to

Lascelles Hall Road, Huddersfield

A beautiful period cottage in this much sort after part of Huddersfield. Despite being only a few miles from the town centre, and with convenient access to the M1. The surrounding area provides a cosy village feel, with a Victorian church and beautiful walks on the doorstep.



'Kirk Vale'- a hidden away cottage in Lascelles Hall is set back from the street with a well-maintained front garden, providing an inviting welcome. Step into a warm and inviting living room which perfectly captures the charm of cottage living. A working log burner creates a cosy focal point and a welcoming atmosphere through the seasons. Exposed beams and characterful features add a rustic charm, while ample natural light from well-positioned windows makes the space bright and homely. The cottage features a brand new kitchen, thoughtfully designed with a fresh layout and newly installed floor. While the walls and ceilings await finishing touches, giving the new owner the exciting opportunity to complete the space to their own style and taste; this kitchen presents the perfect blend of quality new fittings and the potential for personal customisation. Upstairs, the cottage offers two well-proportioned bedrooms, each filled with bright, natural light that enhances the warm and welcoming feel of the home. Both rooms provide a sense of space and comfort, with a layout designed to ensure privacy - ideal for couples, guests, or small families. The peaceful setting and thoughtful arrangement make these bedrooms perfect retreats at the end of the day. Located on the first floor, the cottage features a practical and functional bathroom designed for everyday comfort. The cottage offers all essential amenities with a boarded loft and an understairs storage space.

Lounge

18' 2" x 12' 4" (5.54m x 3.76m)

Kitchen

7' 4" x 7' 3" (2.24m x 2.21m)

Bedroom 1

9' 5" x 9' 6" (2.87m x 2.90m)

Bedroom 2

9' 5" x 7' 11" (2.87m x 2.41m)

Bathroom



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welcome to

Lascelles Hall Road

- Charming two-bedroom cottage in a peaceful, village setting, yet only a few miles from the town centre, and convenient access to the M1.
- Large and light-filled interiors creating a warm and welcoming atmosphere.
- Brand-new kitchen with new flooring - ready for finishing touches and the personal customisation.
- Situated in a desirable rural location, scenic walks, on the doorstep of a Victorian church and a lovely pub.
- Secluded and peaceful outdoor space, at the front and also behind the cottage, accessed by a communal right of way.

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118404 - 0005

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