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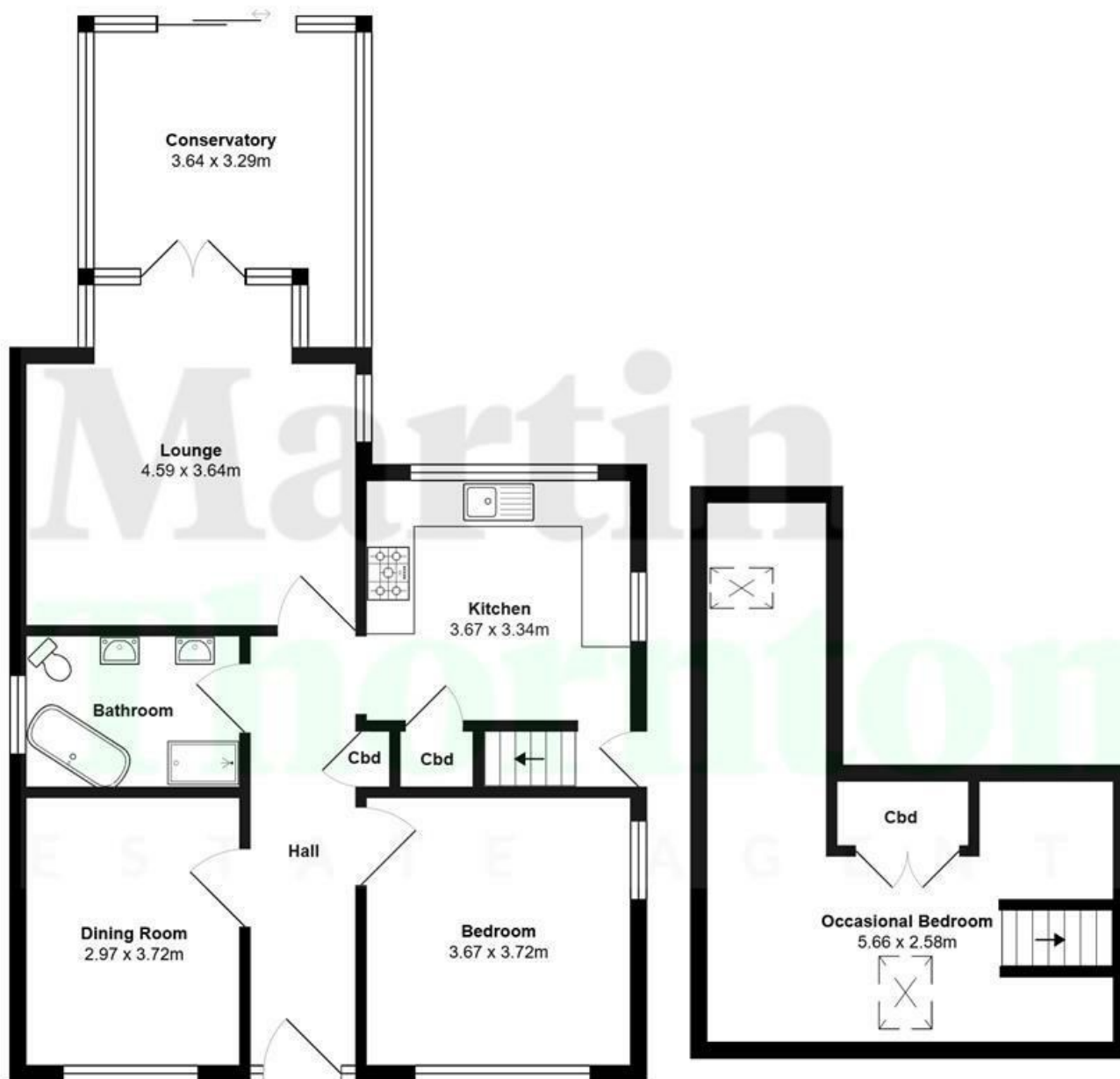
Blagden Lane, Newsome Huddersfield,

Offers in the region of
£300,000

This is a very well appointed stone faced double fronted detached bungalow with a southerly rear aspect. The property has a high specification interior throughout the flexible accommodation, with two ground floor bedrooms and a large first floor bedroom. The interior is light and bright. The accommodation comprises a central entrance hallway, superb kitchen with granite worktops and integrated appliances, good sized rear living room with French doors through to a large conservatory. There are two ground floor double bedrooms, one of which is currently utilised as a formal dining room. The stylish bathroom has a five-piece suite. A side lobby gives access up to a large first floor bedroom. There is a gas-fired central heating system and uPVC double glazing. Externally, a long driveway provides parking for several vehicles and access to the garage. There are front and rear gardens with lawns and various seating areas, the rear garden being a real sun trap enjoying a southerly aspect. Viewing is essential as the accommodation is larger than first impressions may suggest.

**Blagden Lane, Newsome
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Blagden Lane, Newsome Huddersfield,

Details



Entrance Hallway

An external composite door with opaque glazed panels and screens gives access to the hallway. This showcases the quality and presentation which can be found throughout this well appointed bungalow. Of particular note is the Quick-Step waterproof laminate flooring along with an inset matwell. There is coving to the ceiling, a radiator and access can be gained to the living room.



Living Room

This good sized principal reception room has a continuation of the flooring from the hallway. It is positioned at the rear of the property and enjoys a southerly aspect. There is a uPVC window to the side elevation along with coving to the ceiling and two radiators. French uPVC doors lead through to the conservatory.



Blagden Lane, Newsome Huddersfield,

Details



Conservatory

As the floor plan shows, this is of a particularly good size and serves as an additional reception room. It is particularly light and bright with uPVC glazing to three elevations and enjoys a southerly aspect. There is a continuation of the laminate flooring, two radiators and sliding patio doors leading out into the garden.



Kitchen

This room is presented to a very high standard and has been updated in recent times. It has contemporary units to high and low levels with granite worktops with matching up-stands. There is a Franke one-and-a-half bowl sunken stainless steel sink with a mixer tap. The units have soft closers and corner carousel pull-out units. Integrated appliances include a large Neff induction hob, matching double ovens, microwave and washing machine along with housing for a freestanding large fridge freezer. The room has a lovely, tiled floor along with ceiling downlighting and coving, enjoying a twin aspect with side and rear uPVC windows. There is also a stylish upright radiator. Off the kitchen is a side lobby with a composite door and a staircase up to the first floor bedroom.



Blagden Lane, Newsome Huddersfield,

Details



Bedroom One

This good sized double bedroom is positioned at the front of the property. It has the Quick-Step laminate flooring and built-in wardrobes, three of which have mirrored fronts. The room is dual aspect with front and side uPVC windows along with a radiator.



Bedroom Two/Dining Room

Depending on purchasers' requirements, this flexible space was originally a second ground floor double room, currently used as a formal dining room. To one wall are built-in storage cupboards incorporating shelving and drawers, which were originally wardrobes and the hanging rails could easily be reinstalled. One of these cupboards houses the condensing boiler for the central heating system. The room has a continuation of the Quick-Step flooring along with uPVC window, coving to the ceiling and a radiator.



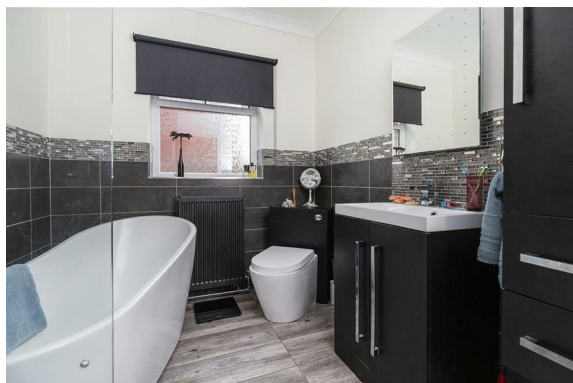
Blagden Lane, Newsome Huddersfield,

Details



Bathroom

The stylish bathroom has a white five-piece suite and of particular note is the half height tiling with a decorative mosaic style border, which can also be found within the shower cubicle. There is a freestanding bath with floor mounted tap and hand-held shower attachment, his-and-hers rectangular hand basins with storage cupboards below and a low-level WC with concealed cistern. The double shower cubicle has a sliding door and wall mounted shower fitting. There are two illuminated mirrors above the hand basins and a storage cupboard. The room has ceiling downlighting, coving to the ceiling, a uPVC window and a radiator.



First Floor Bedroom

From the side lobby, the staircase rises to the first floor bedroom. This large bedroom is L-shaped in design and could potentially be redesigned to create additional space. It has three Velux windows within the angled roofline along with access to storage within the eaves and a large double wardrobe with hanging rail. The floorboards have been exposed and there are two radiators.



External Details

At the front of the property is a perimeter low-level stone wall along with a lawned garden, flower beds with wood bark and coloured slate and external lighting. To the left hand side is a long driveway providing parking for several vehicles and approximately one third of the way down is a timber gate. The driveway continues to the garage which has an up-and-over door and a side personal door. The rear garden enjoys a good amount of privacy and a southerly aspect, making it a real sun trap. There is a block paved seating area and adjoining this is a lawned garden area, enclosed by perimeter walling and fencing along with conifer hedging. To the side of the conservatory is a larger block paved seating area with pleasant dry stone perimeter walling, a raised border with coloured slate and external water and lighting. A paved pathway continues and there is a raised bed with coloured slate along with a raised flagged area. A trellis style fence incorporates a gate giving access to the front of the property and there is further external lighting. The property also benefits from having a new roof installed in the last 18 months.

**Blagden Lane, Newsome
Huddersfield,**

Details



Blagden Lane, Newsome Huddersfield,

Directions

