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Lascelles Hall Road, Lascelles Hall Huddersfield,

Offers over £190,000

This is an attractive stone fronted terraced cottage with three bedrooms and accommodation over three levels. The property enjoys a pleasant setting in the village centre with ease of access to local amenities and nearby retail. The accommodation is presented to a high standard throughout and features a gas-fired central heating system and uPVC double glazing. The accommodation comprises an open plan living/dining kitchen, with the master bedroom located on the lower ground floor and two further bedrooms and bathroom on the first floor. Externally, there are seating areas to the rear of the property and parking for two vehicles, which could be made into a formal garden if required. The property enjoys a very pleasant frontage in a block of just four properties with an enclosed garden.

**Lascelles Hall Road, Lascelles Hall
Huddersfield,**

Floorplan



Martin Thornton
ESTATE AGENTS

All measurements are approximate and for display purposes only

Lascelles Hall Road, Lascelles Hall Huddersfield,

Details



Entrance

An external timber door with a glazed overlight gives access to the open plan living/dining kitchen.

Living/Dining Kitchen

This is a very spacious sociable eating and entertaining room. The kitchen area has wall cupboards and base units with working surfaces, part tiled surrounds and a stainless steel sink unit. Integrated appliances include a four-ring gas hob with filter hood above and matching oven below. There is space for a freestanding fridge and plumbing for an automatic washing machine. A uPVC window overlooks the front garden and a feature has been made of the fireplace which could be used to recess a flat screen TV. The furniture creates individual areas in the room, be it a sitting or dining space. Of particular note is the oak flooring along with oak doors and ceiling downlighting. Access can be gained to a rear entrance lobby where there is a uPVC glazed door and steps down to the master bedroom. There are also two radiators.



Bedroom One

This large double room is positioned on the lower ground floor and can easily accommodate a vast amount of fitted or freestanding furniture. There is ceiling downlighting and a radiator. A feature has been made of the staircase which rises to the lobby with timber treads and risers. Natural lighting comes from the front elevation.



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First Floor Landing

From the living/dining kitchen, the staircase rises to the first floor. At the bottom of the stairs is a radiator. There is access to loft space which provides additional useful storage.



Bedroom Two

This good sized double bedroom is positioned at the front of the property and has a decorative cast iron fireplace and a uPVC window. The room can accommodate fitted or freestanding furniture.



Bedroom Three

This good sized single bedroom is positioned at the front of the property and has a uPVC window, fresh neutral décor and a radiator.



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Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with Triton independent shower over, a pedestal wash hand basin with tiled splashback and a low-level WC. Around the bath is full height tiling and there is a useful storage cupboard over the staircase, housing the Worcester condensing boiler (which we understand was recently installed). There is an opaque rear uPVC window, oak style laminate flooring and a radiator.



External Details

At the front of the property is a perimeter wall with a timber gate that leads onto a wide stone flagged pathway. The garden area has decorative coloured slate and an area of artificial grass. The slate borders are perfect for tubs, pots and planters. The property also has a very attractive open porch with a pitched roof, perfect for hanging baskets, and this certainly enhances the external appearance of the property. To the rear, adjoining the rear entrance lobby, is a pleasant seating area ideal for a bistro style table. Wide steps lead down to the garden/parking area with parking for two vehicles, along with perimeter walling and fencing. There is a paved area, ideal for a lockbox/shed and gravel beyond. Buyers may decide to forgo parking and create a formal garden.



Tenure

The vendor informs us that the property is freehold and we await further confirmation. 04.07.24

Lascelles Hall Road, Lascelles Hall Huddersfield,

Directions

