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Lamb Hall Road, Longwood
Huddersfield, Yorkshire

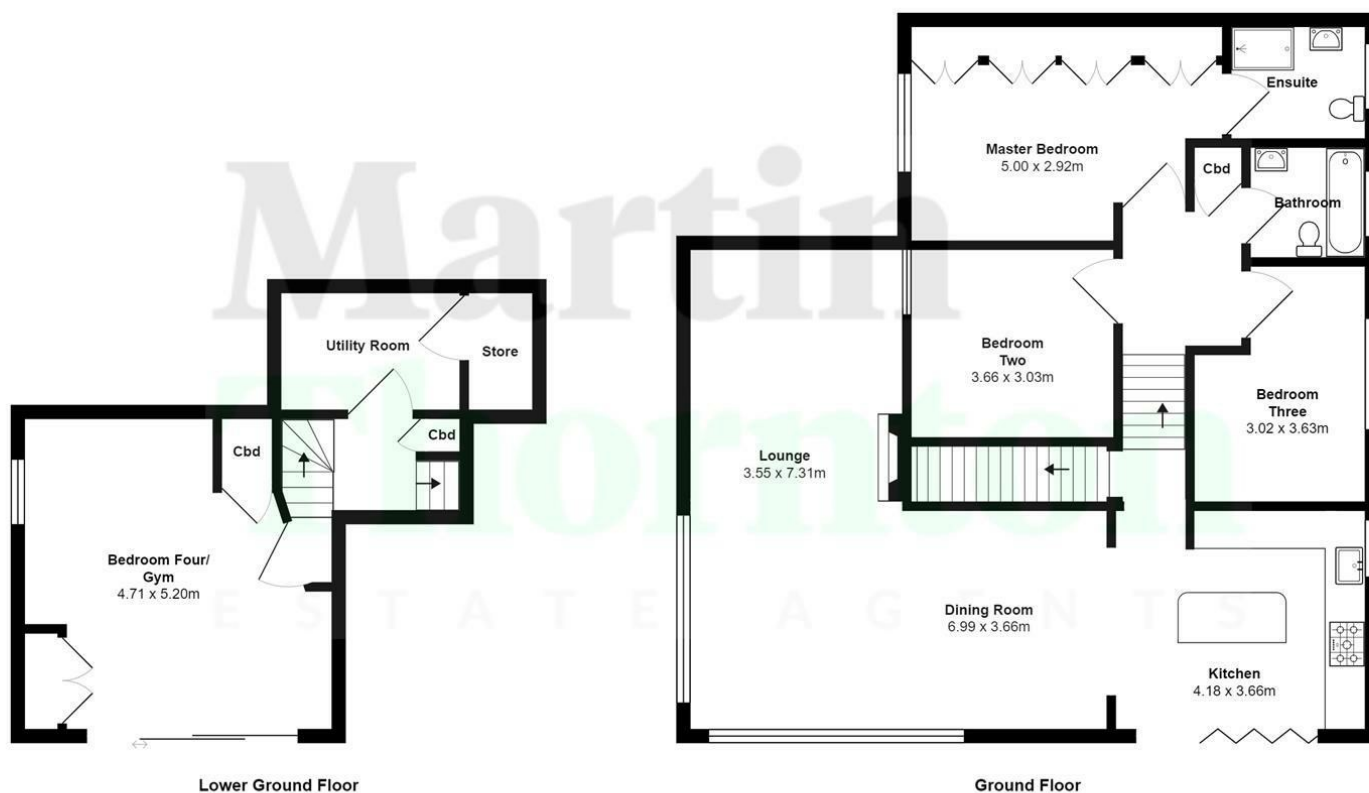
Offers over £500,000

MARTIN THORNTON PLATINUM

This four-bedroomed detached property is located on this well-regarded tree lined road with a south facing front aspect and views towards the reservoir and golf course. It stands among other high quality homes and is presented to an exceptional standard throughout. While feeling semi-rural, the property occupies a most convenient location with the Salendine Nook shopping centre, nearby to well-regarded local schooling and other local amenities. It makes a perfect base for commuting to Leeds and Manchester with the M62 only a short distance away. The accommodation comprises a breakfast kitchen with Quartz worktops and Neff appliances enjoying a dual aspect, and an adjoining L-shaped lounge/diner with a picture window taking full advantage of the views. On the lower ground floor is bedroom four/gym and a utility room. On the first floor are three double bedrooms, the master with built-in furniture and a stylish en suite shower room, and a family bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there are electric entrance gates, a double garage and parking on the driveway. There is a large, polished stone patio with a glass balustrade which is a real sun trap and an adjoining two-tier timber deck, perfect for outdoor eating and entertaining. There is access around the property on both sides and the rear garden area could be designed/landscaped to the purchasers' requirements. This stunning home requires an early inspection and is also offered with no onward chain.

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Floorplan



All measurements are approximate and for display purposes only

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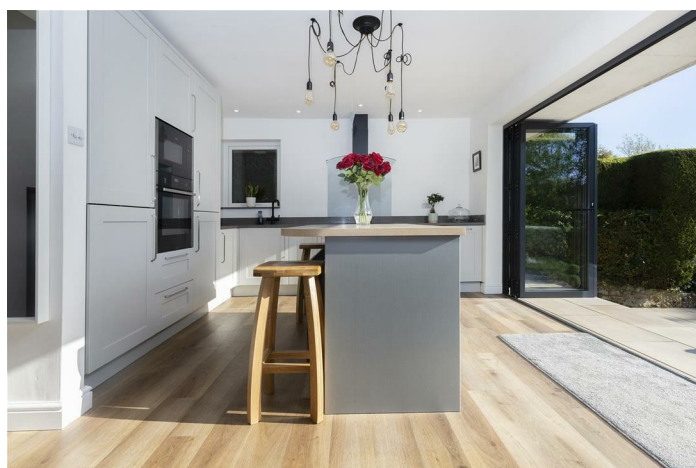
Details



Entrance

Steps up from the driveway lead to a polished stone patio/terrace and a large, glazed door, part of the four-panelled bi-folding doors gives access to the breakfast kitchen.

Breakfast Kitchen



The high-specification, well-appointed breakfast kitchen certainly has the wow factor. The room links well with the adjoining living/dining room and takes full advantage of the southerly orientation to flood both rooms with natural light. There is an extensive array of units with Quartz worktops, matching upstands and a recessed sink with instant hot-water mixer tap. Integrated appliances include a five-ring Neff induction hob with splashback and canopy style filter hood, Neff fan oven with matching microwave above, dishwasher, fridge and freezer. A central island unit has further storage beneath and the worktop extends to create a breakfast bar. The room is complemented by luxury vinyl floor tiling and a neutral décor. The four-panelled bi-folding doors can be fully opened, one of which is utilised as an everyday entrance door. There is ceiling downlighting and a gunmetal grey upright radiator.

Living/Dining Room



This large L-shaped open plan eating and entertaining room adjoins the breakfast kitchen. The large uPVC pictures flood the area with natural light and the side window has views towards Bunny Woods, the golf course and reservoir. A vast amount of furniture can be accommodated including a large formal dining table. There is ceiling downlighting and the living area has a Firefox coal effect gas stove set to a contemporary stone fire surround. The room has a light and bright, crisp interior with neutral décor and three radiators.

First Floor

From the breakfast kitchen, a staircase rises to the first floor and steps down to the lower ground floor. Approximately a quarter of the way down is a built-in storage cupboard with hanging rails ideal for shoes and coats and a door giving access to the utility.

Utility

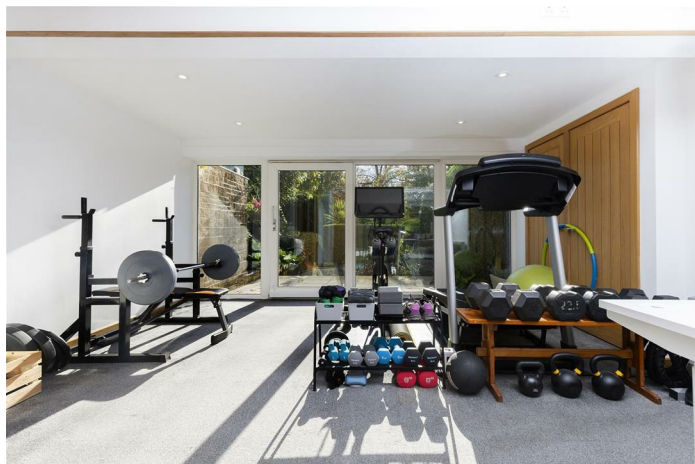
This has a circular sink unit, plumbing for an automatic washer, space for further appliances such as a tumble dryer or freezer, etc.

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Bedroom Four/Gym



This large, flexible room would be perfect as a ground floor double bedroom but could equally be utilised as a home gym or cinema room. It has floor to ceiling of uPVC windows with central tilt-and-slide patio doors and a side uPVC window. There is built-in storage that also houses the boiler for the gas-fired central heating system, ceiling downlighting and a radiator.

Landing

A staircase rises from the breakfast kitchen to the landing, providing access to the three bedrooms. The landing has a shelved storage cupboard and access to the loft area. All the rooms on this level have oak doors.

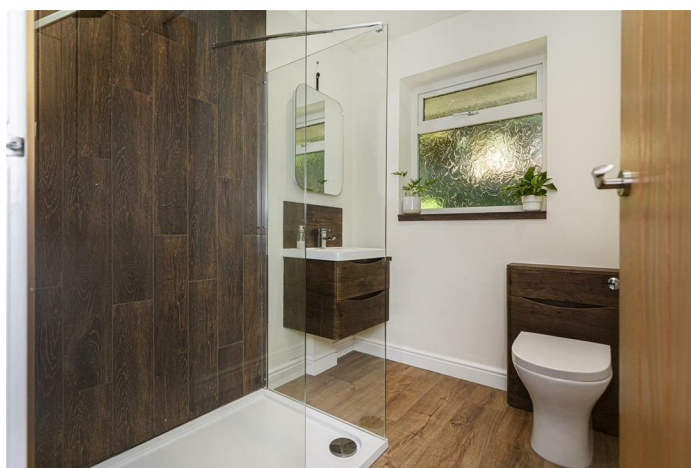
Bedroom One (Master Bedroom)



This well-appointed double bedroom is positioned at the rear

of the property and have built-in double wardrobes with hanging rails and shelving. The side uPVC window enjoys a view over the valley, taking in the reservoir and golf course. There is ceiling downlighting, a radiator and access to the en suite.

En Suite Shower Room



This room is presented to a high standard having a walk-in shower cubicle with an overhead waterfall style shower fitting and hand-held shower attachments. There is a rectangular wash hand basin with storage cupboards beneath, a low-level WC with a concealed cistern and a heated and illuminated mirror. The room has an extractor fan, downlighting to the ceiling, oak style vinyl flooring which complements the tiling and splashback and a deep, tiled window sill. There is an upright ladder style radiator and an opaque side uPVC window.

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Bedroom Two



This double bedroom has exposed floorboards, built-in double wardrobes, drawers and storage cupboards with space for further fitted or freestanding furniture. There is a high level uPVC window and a radiator.

Bedroom Three



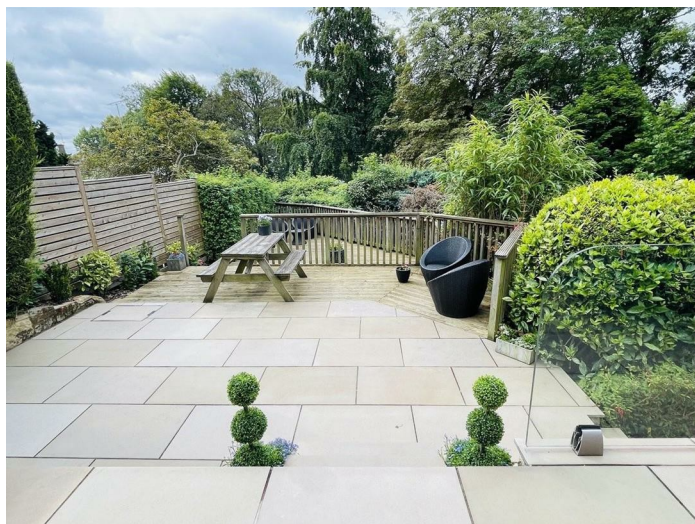
This double bedroom has plenty of space for fitted or freestanding furniture. There is a side uPVC window and a radiator.

Bathroom



The bathroom has a white three-piece suite comprising a panelled bath with a centrally positioned mixer tap, hand-held shower attachment and wall bracket, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, ceiling downlighting, an upright chrome ladder-style radiator and an opaque side uPVC window.

External Details



Electric entrance gates give access to the tarmacked driveway providing parking, turning and access to a double garage. On the left hand side of the driveway are mature flowerbeds with shrubs and bushes and steps with external lighting leading up to the property where there are further mature borders and conifer screening. The large patio area

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has external power and sliding patio doors give access to bedroom four/gym. On the left hand side is a wood barked border with side fencing, external lighting and a flagged pathway leading to the rear. Steps with polished stone treads and a metal handrail lead up to a larger patio. This has been recently created and takes full advantage of the privacy and south facing aspect. It links particularly well with the bi-folding doors in the breakfast kitchen to create an outdoor eating and entertaining space that will be the envy of most homes. Adjoining the patio is a timber decked seating area and two steps down to a larger timber decked patio area with perimeter fencing and balustrading. Immediately before the bi-folding doors is a polished stone seating area with glazed balustrading which enjoys fabulous views over the surrounding area looking towards the golf course. There is external lighting and space for a garden store/shed. Steps then lead up to a flagged pathway leading to the rear of the property which has a raised garden area with perimeter walling and fencing.

Double Garage

The garage has twin up-and-over doors and external lighting.

Tenure

The vendor informs us this property is Freehold.

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Directions

