

martin-thornton.com
01484 508000



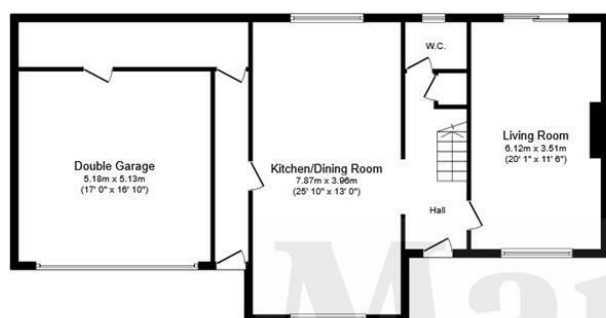
Lamb Hall Road, Longwood Huddersfield, Yorkshire

**Offers in the region of
£650,000**

This very well-appointed, five double bedroom detached family home is located on this prestigious and well-regarded, tree-lined road. It has been redesigned, upgraded and enhanced in more recent times and enjoys a southerly aspect at the front with views, particularly from the first floor, over the reservoir, towards the golf course and Holme Moss in the distance. Presented to a high standard throughout, the stylish interior comprises an entrance hallway, downstairs WC, living room with a wood burning stove, open-plan dining kitchen with integrated appliances and study/home office area and covered side hallway. On the first floor, the inner landing has built-in furniture and there are five double bedrooms, the master with a Juliette balcony and en suite bathroom and a house shower room. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is extensive parking on the driveway, a double garage and a superb multipurpose garden room. The rear garden has been redesigned and landscaped with large paved seating areas, lawns and a garden room/home office/gym. Viewing is an absolute must of this lovely home in a highly accessible commuting location.

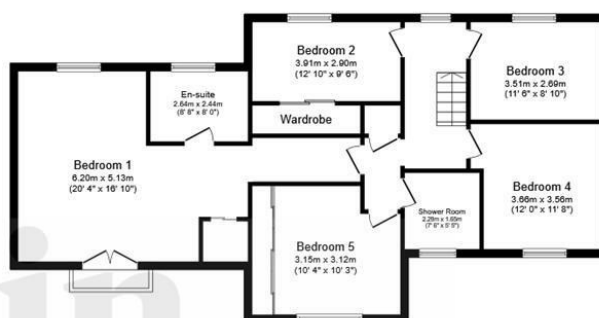
Lamb Hall Road, Longwood Huddersfield, Yorkshire

Floorplan



Ground Floor

Floor area 105.0 sq.m. (1,131 sq.ft.)



First Floor

Floor area 96.7 sq.m. (1,041 sq.ft.)



Outbuilding

Floor area 14.1
sq.m. (152 sq.ft.)

Total floor area: 215.9 sq.m. (2,324 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Lamb Hall Road, Longwood Huddersfield, Yorkshire

Details



Entrance Hallway

An external uPVC entrance door is recessed within an open covered porch, which gives shelter from the elements, leading into the hallway. The spacious and well-appointed hallway has oak flooring, which continues throughout the ground floor accommodation. A spindle staircase rises to the first floor accommodation. There is coving to the ceiling and access to the downstairs WC.



Downstairs WC

This room has a white two-piece suite comprising a pedestal wash hand basin and a low-level WC. There is half-height brick style tiling, an opaque rear uPVC window, a radiator and a continuation of the oak flooring.



Dining Kitchen

The open-plan dining kitchen is accessed by a wide archway and has been redesigned from its original layout. It now offers a large eating and entertaining space, running from front to back of the property, with broad uPVC windows maximising natural light. It has a high standard of quality and presentation throughout, along with oak flooring. The kitchen area is positioned at the front with wall cupboards and base units in a contemporary colour, woodblock worktops with matching upstands and a twin bowl Belfast style sink with mixer tap. There is housing for a freestanding American style fridge freezer and a Lofra range style cooker with a four-ring gas hob, a central electric hot plate and ovens beneath. Above this is a canopy style illuminated filter hood. There is an integrated dishwasher, pull-out bins, a central island unit with cupboards, pan drawers and wine racks. The woodblock worktop extends to create a breakfast bar.



Lamb Hall Road, Longwood Huddersfield, Yorkshire

Details



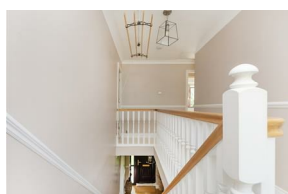
Living Room

This principal reception room is presented to a high standard and runs from front to rear of the property. It has oak flooring and, upon a raised hearth, a multifuel stove with a timber mantelpiece above. There is a bespoke oak finished storage cupboard and an area ideal for log storage. The room is particularly light and bright with a broad uPVC window at the front enjoying a southerly aspect. To the rear are wide patio doors providing access to the garden. The room has twin radiators and a staircase rising to the first floor landing.



First Floor Landing

The first floor rooms all have oak doors, as do some of the ground floor rooms. The landing has balustrading, coving to the ceiling and a radiator. There is deep storage cupboard, perfect for toiletries and an oak door leads to an inner landing area where there are bespoke storage cupboards, hanging rails and shelving. Access can be gained to the master bedroom.



Bedroom One

This very well-appointed, large master bedroom is positioned at the front of the property, with three uPVC double-glazed windows looking down across the garden towards the golf course. There is a Juliette style balcony to the front elevation. The room has ceiling downlighting, a radiator, provision for a flat screen TV and a programmable electric heater. Access can be gained to the en suite bathroom.

There is an array of fitted furniture, including wall-length fitted wardrobes with various hanging rails and shelving options, bedside storage cupboards and a dresser unit with drawers beneath. There are two wall light points, a central ceiling light point and a radiator.



Lamb Hall Road, Longwood Huddersfield, Yorkshire

Details



En-Suite Bathroom

This well-appointed room has a four-piece suite with great attention to detail. The wonderful freestanding bath has a copper finish and a mixer tap with hand-held shower attachment. The corner shower cubicle has an overhead waterfall style shower fitting and a hand-held shower attachment. It has a brick style tiled interior and a recess for toiletries. There is a low-level WC and, set to a display unit with a wooden top and a storage cupboard and drawers beneath, twin "his and hers" hand basins with stylish taps. The walls are timber panelled to half height and the floor is tiled, along with ceiling downlighting, wall lighting, an opaque rear uPVC window and an upright ladder style radiator.



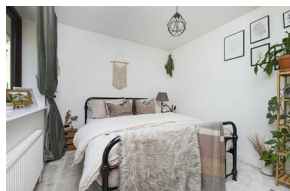
Bedroom Two

This large double bedroom is positioned at the front of the property and has a built-in dressing table with drawers. It has a rear uPVC window and a radiator.



Bedroom Three

This double bedroom is positioned at the rear of the property and has a uPVC window and a radiator.



Bedroom Four

This large double bedroom is positioned at the front of the property with a similar outlook to that of the master bedroom via a uPVC window. It has plenty of space for furniture and a radiator.



Lamb Hall Road, Longwood Huddersfield, Yorkshire

Details



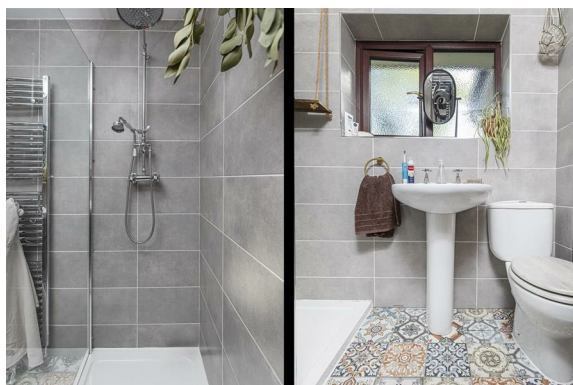
Bedroom Five

The final double bedroom is currently used as a dressing room and has a bank of built-in wardrobes with hanging rails and shelving. There are bedhead lights, a broad uPVC window and a radiator.



Shower Room

This room has a large walk-in double shower with a glazed screen, an overhead waterfall style shower fitting and a hand-held shower attachment. It has a pedestal wash hand basin, a low-level WC, feature tiled flooring and tiling to the walls. There is an opaque uPVC window and an upright ladder style radiator.



External Details

At the front of the property is a perimeter wall with a lawned garden, wide flagged steps and a pathway leading to the entrance door and the side covered entrance. There is extensive parking on the large driveway, access to the integral garage, lighting and water. A lot of work has been undertaken to landscape the rear garden, which has a full-width stone flagged patio, accessible from the living room and the side entrance hallway. There is external lighting and water. Wide steps lead up to a paved seating area, which is a real sun trap, with an adjoining lawn, perimeter fencing and raised borders with railway style timbers. At the far end is the garden room.



Double Garage

The garage has an automatic up-and-over door, power, lighting and electric heaters. It has a useful mezzanine storage area, a water supply and an external uPVC door with opaque windows on either side.

Lamb Hall Road, Longwood Huddersfield, Yorkshire

Details



Garden Room

This is a multipurpose space currently utilised by our clients as a home gym/fitness room. It has sliding patio doors, uPVC windows, power, lighting and air conditioning. There is ceiling downlighting and provision for a wall-mounted TV. It would make an ideal home office or entertainment room.



Tenure

The vendor confirms this property is Freehold.

Lamb Hall Road, Longwood Huddersfield, Yorkshire

Directions

