



Lassell Fold, Hyde SK14 4UT

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EXCLUSIVE





# Lassell Fold, Hyde SK14 4UT

We are delighted to present this exquisite, detached house for sale. This property, in immaculate condition, is nestled in a quiet cul-de-sac in a highly sought-after location. The house comes with stunning views and plenty of green spaces nearby, making for a peaceful haven. Walking and cycling routes are also conveniently close by, providing excellent opportunities for outdoor enthusiasts.

The house features a unique blend of comfort and sophistication, starting with an inviting large open-plan lounge/dining room, exuding warmth and charm. The lounge area boasts a stunning Portuguese limestone fireplace, making it an ideal spot for relaxation and extends into a conservatory, offering an abundance of natural light and a seamless flow between indoor and outdoor living.

This property is home to four double bedrooms, all with fitted wardrobes. One of these bedrooms is accompanied by an en-suite bathroom, adding an extra layer of convenience and luxury. In total, the property features two bathrooms and downstairs W.C

A standout feature of the property is the double garage conversion, which adds plenty of opportunity for storage and gym/office space. The fully modernised kitchen is another highlight, complete with a dining booth and utility room. The house caters to modern needs with an EV charging facility and ample parking space. A beautiful garden enhances the property's appeal, creating a serene outdoor space for relaxation and entertainment.

The house is energy efficient with an EPC rating of C and falls under the Council Tax Band F.

This property is perfect for families seeking a blend of luxury and comfort in a beautiful location. Viewing is highly recommended to truly appreciate the unique features and the high standard of living this house offers.







**Living Room**  
28'0 x 22'10

**Kitchen**  
19'0 x 14'9

**Office**  
17'5 x 8'10

**Store Room**  
9'3 x 8'10

**Bedroom 1**  
16'3 x 16'0

**Bedroom 2**  
16'1 x 12'0

**Bedroom 3**  
15'08 x 10'6

**Bedroom 4**  
12'0 x 10'9

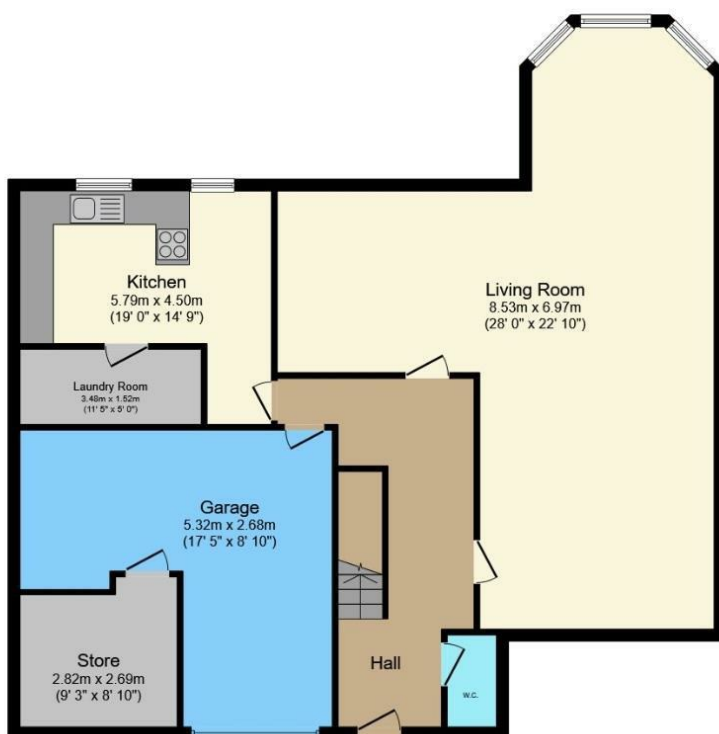




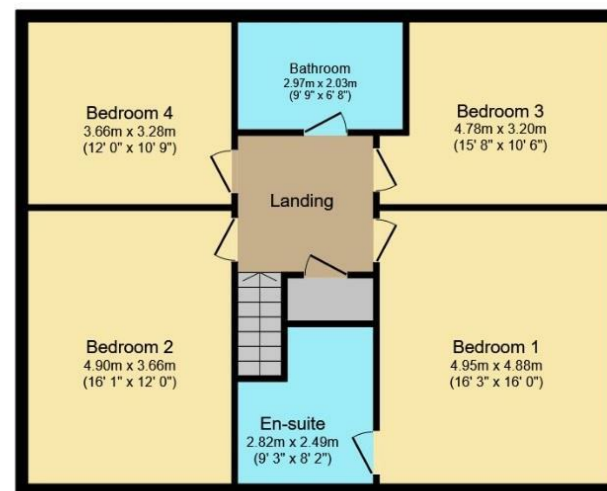




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**Ground Floor**

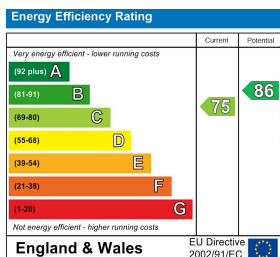


**First Floor**

Total floor area 208.5 m<sup>2</sup> (2,244 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stalybridge & Tameside - 0161 870 1980 <https://www.hunters.com>

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