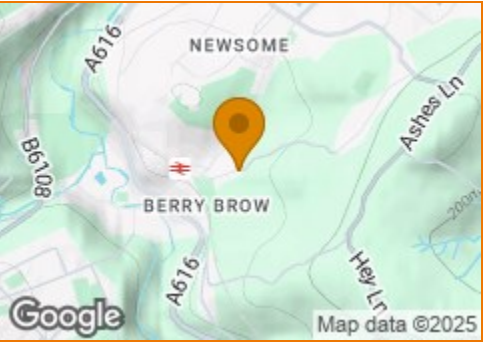


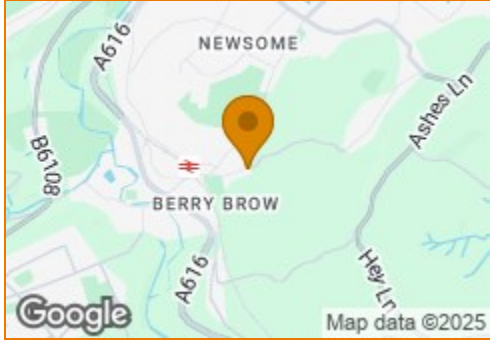
Terrain Map



Hybrid Map



Terrain Map



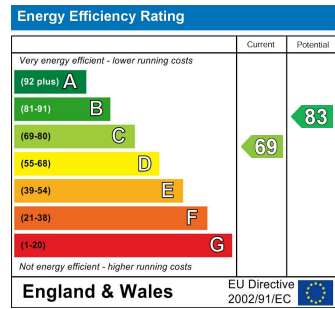
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Ladyhouse Lane

Berry Brow, Huddersfield, HD4 7QD

Offers Over £350,000



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Ladyhouse Lane

Berry Brow, Huddersfield, HD4 7QD

Offers Over £350,000



This superbly presented end terrace house offers exceptional living arrangements for families seeking both space and comfort. With six generously sized bedrooms, this property is ideal for larger family dynamics, ensuring that everyone has their own personal space.

The home boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The property has been comprehensively upgraded, providing modern conveniences while retaining a warm and welcoming atmosphere. Each of the three bathrooms has been thoughtfully designed, catering to the needs of each of the floors with bedroom accommodation.

One of the standout features of this property is its proximity to both rail links and the picturesque countryside, making it an excellent choice for those who appreciate the balance of urban and rural living. The spacious layout allows for a variety of uses, whether it be a playroom for children, a home office, or a guest suite.

Well worthy of detailed inspection to fully appreciate the excellent accommodation on offer. Call now to book your appointment to view.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 17'8" x 5'10"

Accessed via a traditional period wooden front door, with a traditional, feature staircase rising to the first floor, a central heating heating radiator and access to the ground floor rooms.

LOUNGE 13'9" x 13'1"

Attractive period features including a decorative feature fireplace, delft rack and plaster moulded coving, with a large uPVC double glazed picture window positioned to the front elevation.

LIVING KITCHEN 19'4" x 13'9"

Enjoying excellent levels of natural light via the two uPVC double glazed picture windows to the rear elevation and large enough to incorporate a dining seating area. Fitted with a range of wall and base units, complementary working surfaces, inset sink unit, provision for a gas range style cooker and integrated appliances.

LOWER GROUND FLOOR

BEDROOM 12'11" x 10'6"

With cupboard unit housing the combination boiler and plumbing for a washing machine with a uPVC double glazed door and window.

BEDROOM, front 13'3" x 12'1"

With a uPVC double glazed window, central heating radiator and an internal door leading to the en suite shower room. The Fuse board is concealed in a cupboard unit.

EN SUITE SHOWER ROOM 6'11" x 5'5"

Fitted with a contemporary shower cubicle, attractive vanity hand wash basin and low flush wc. Heated towel rail, complementary splashbacks.

FIRST FLOOR

BEDROOM, front 13'9" x 12'5" max

With a hand wash basin positioned in one of the alcoves, cupboard storage, a uPVC double glazed window, central heating radiator and decorative coving.

BEDROOM, front 8'2" x 6'10"

With over-bed cupboard storage, fitted robes x 2, decorative coving and a uPVC double glazed window.

BEDROOM, rear 13'9" x 11'1" max

With a uPVC double glazed window, central heating radiator and an attractive outlook.

HOUSE BATHROOM

Fitted with a contemporary four piece suite comprising whirlpool bath, vanity hand wash basin, low flush wc and shower cubicle. Attractive tiled splashbacks, two uPVC double glazed windows with privacy glass inset, under floor heating and a designer, vertical radiator.

SECOND FLOOR

OPEN PLAN MASTER SUITE

With a dressing room/home office or snug/seating area.

DRESSING ROOM/OFFICE 17'8" x 9'6"

Semi open plan in design leading to the bedroom area

BEDROOM AREA 9'2" x 8'2"

EN SUITE SHOWER

With a walk-in wet room style shower, vanity hand wash basin with mixer tap, contemporary low flush wc, Velux window and central heating radiator.

OUTSIDE

To the front of the property is an enclosed, low maintenance garden offering a good degree of privacy with an established hedge. The artificial lawn provides an easily managed space to the rear. Off road parking space, suitable for two vehicles, accessed from a rear lane.

Steps rise up to the ground floor dining kitchen and the door of the lower ground floor bedroom.

COUNCIL TAX BAND B

TENURE

We understand that the property is a Freehold arrangement. Further details will be provided during the conveyance.

