



45 Lamb Hall Road, Longwood, Huddersfield, HD3 3TJ

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FLOORPLAN

PROPERTY DESCRIPTION

A stunning 4/5 bedroom detached family home with an immaculately presented interior and extensive exterior enjoying a south westerly aspect at the rear from either balcony or flagged and glass panelled patio over a sward (large grassed area), Compensation reservoir and fields beyond.

The property provides accommodation arranged over 3 floors with a gas central heating system, uPVC and aluminium double glazing some with security shutters, security alarm and briefly comprising to the ground floor, entrance hall with oak and glass panelled staircase, living room and dining room each having access to the balcony, stylish modern fitted breakfast kitchen, snug/bed 5 and downstairs w.c. At garden level there is a garden room with w.c. and twin patio doors. First floor 4 bedrooms (3 with fitted wardrobes and master en-suite) and family bathroom.

To the front of the property there is a printed concrete driveway providing parking for 3 cars and a garage with electric door.

Lamb Hall Road enjoys a semi-rural setting close to a local pub with shopping facilities in neighbouring Salendine Nook and Lindley and just minutes from the M62.

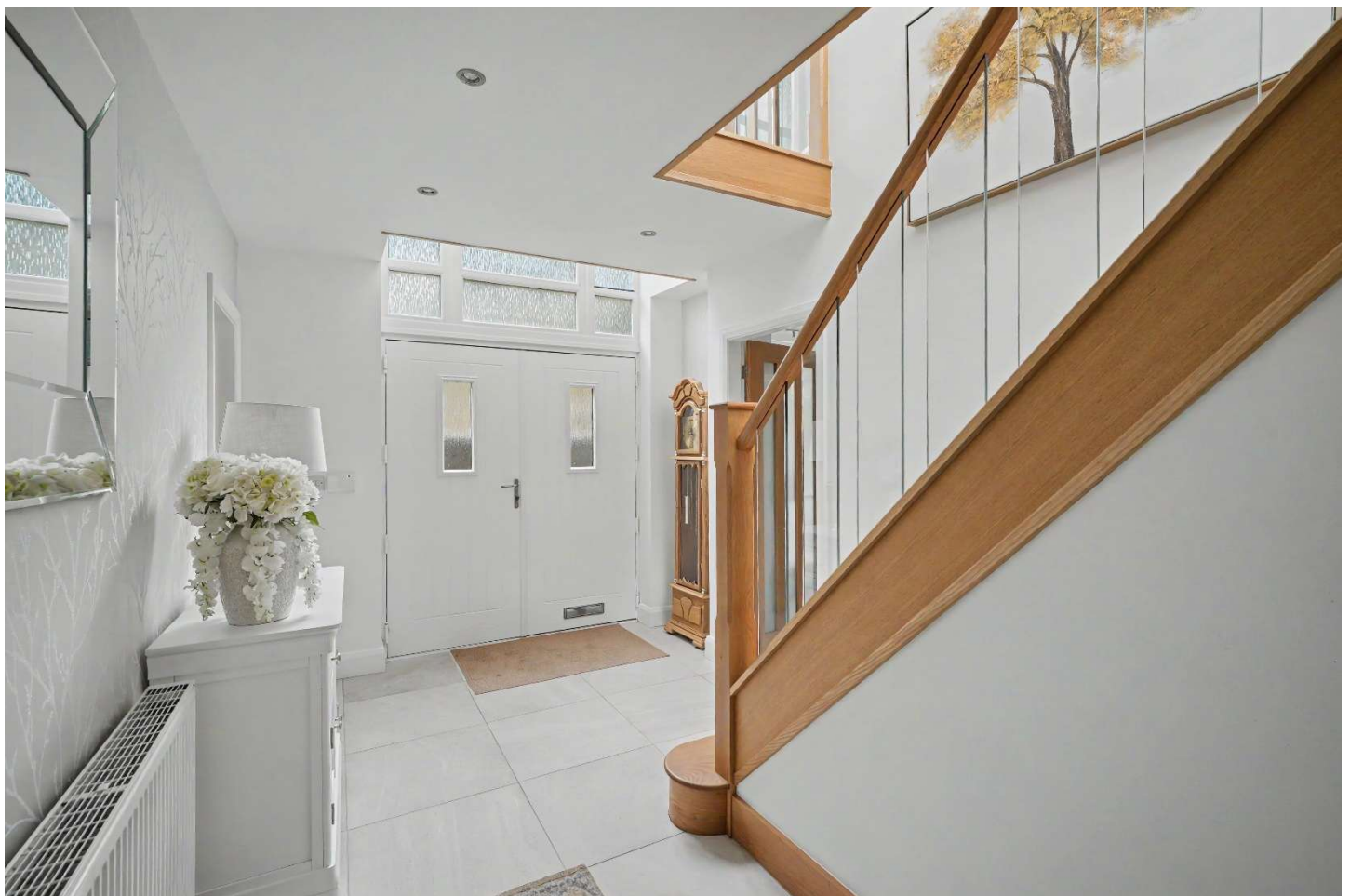
Offers Around £875,000

GROUND FLOOR

ENTRANCE HALL

Measurements – 19'2" x 8'2"

This has twin composite and frosted double glazed doors with large frosted uPVC double glazed window above which continues to first floor level. There are inset LED downlighters, ceiling light point, tiled floor, central heating radiator and to one side an oak and glass panelled staircase rises to the first floor with a useful storage cupboard beneath. From the hallway access can be gained to the following rooms: -



LIVING ROOM

Measurements – 23'0" x 11'5"

A generously proportioned reception room which is situated to the rear of the property and has powder coated aluminium double glazed sliding patio doors which provide the room with plenty of natural light and giving access to a glass panelled balcony with lovely south westerly views beyond over Compensation Reservoir and countryside beyond. There are two ceiling light points, central heating radiator and as the main focal point of the room there is a Portuguese limestone fireplace with log flame effect remote control gas fire.



BREAKFAST KITCHEN

Measurements – 13'8" x 13'2"

With a uPVC double glazed window with remote security shutter and composite and frosted double glazed door, there are inset LED downlighters, ceiling light point, tiled floor which continues throughout this area and having a vertically hung radiator and fitted with a range of grey gloss base and wall cupboards, drawers, pan drawers, contrasting overlying quartz worktops with matching splashbacks, inset one and a half bowl sink with chrome mixer tap, six ring stainless steel gas hob with extractor hood over, twin electric fan assisted ovens, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated tumble drier, twin carousel units and peninsular unit which has base cupboards with fitted bins together with overlying granite worktops which extend to form a breakfast bar.





DINING ROOM

Measurements – 18'3" x 13'5"

This is situated adjacent to the living room and has powder coated aluminium sliding double glazed patio doors which open out onto the balcony where there is an electric awning and views over Compensation Reservoir and countryside beyond. There are inset LED downlighters, window looking into the hallway, tiled floor, central heating radiator, to one side there is an electric flame effect stove resting on a stone hearth with an oak mantle above. To one side an oak and glass panelled staircase leads down to garden level.



SNUG/BEDROOM FIVE

Measurements- 12'6" x 8'2"

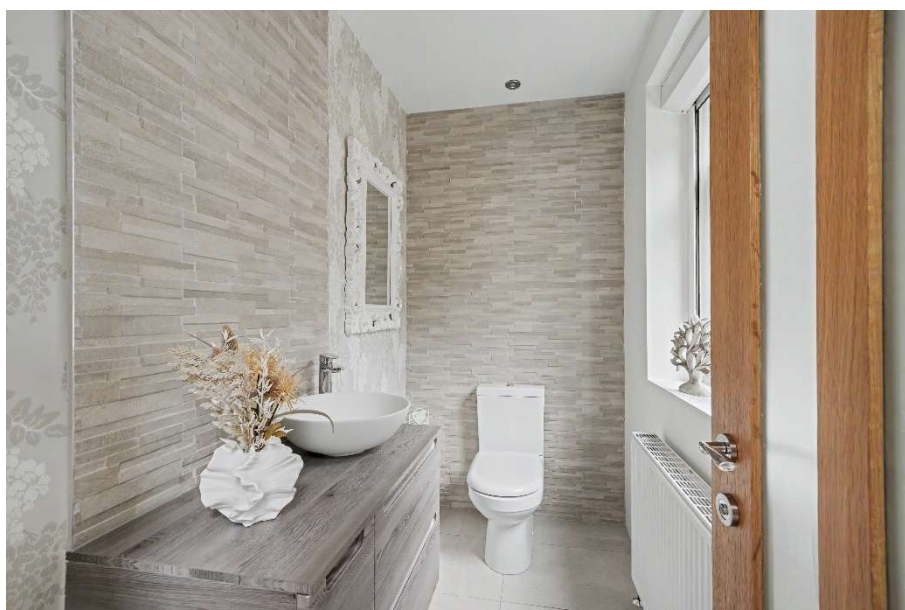
This has uPVC double glazed windows to the front and side elevations with the front elevation having manually operated security shutters which provide plenty of natural light, there is grey oak effect laminate flooring, central heating radiator, ceiling light point and to one wall there are a bank fitted floor to ceiling grey gloss wardrobes.



DOWNSTAIRS W.C.

Measurements- 7'6" x 4'2"

This has inset LED downlighters, uPVC frosted double glazed window with manually operated security shutters, central heating radiator, tiled floor, feature split faced floor to ceiling tiled walls, wall hung vanity unit mounted with a circular hand wash basin with chrome monobloc tap and low flush w.c.

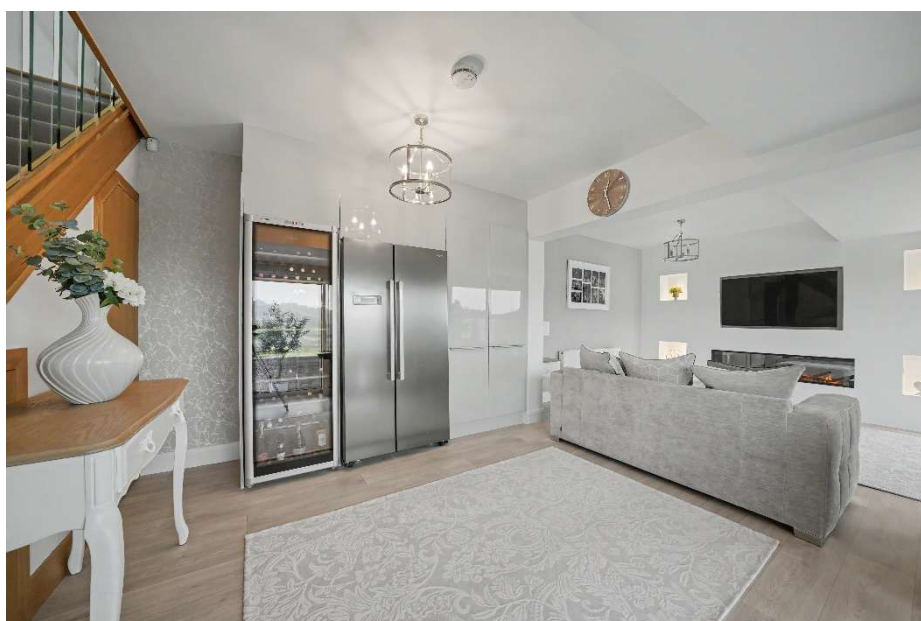


GARDEN LEVEL

GARDEN ROOM

Measurements- 4'7" x 12'3"

As the dimensions indicate this is a generously proportioned additional reception room which has two powder coated aluminium double glazed sliding patio doors each having electric security shutters which fill this room with natural light and provide access to an extensive stone flagged and glass panelled patio with views over Compensation Reservoir and countryside beyond. There are two ceiling light points, central heating radiator, grey oak effect flooring, media wall with a recess for mounting a flat screen tv, four display niches each with downlighter and log flame effect electric fire. There are fitted grey gloss storage cupboards, housing for an American style fridge freezer and further housing for a large wine cooler. Beneath the stairs there is a w.c. with ceiling light point, tiled floor and fitted with a wall hung w.c. with chrome monobloc tap, tiled splashback and low flush w.c.



FIRST FLOOR

LANDING

With glass panelled balustrade with oak handrail which is part galleried over the main entrance, there are two ceiling light points, two Velux double glazed windows which flood this area with natural light and a central heating radiator. To one side there are twin timber and frosted glazed doors giving access to a useful storage cupboard and from the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements-15'6" x 12'8"

A double room with a uPVC double glazed window enjoying lovely south westerly views over Compensation Reservoir and fields beyond, there are two ceiling light points, central heating radiator and to one side access can be gained to the following: -



DRESSING ROOM

Measurements – 6'2" x 3'9"

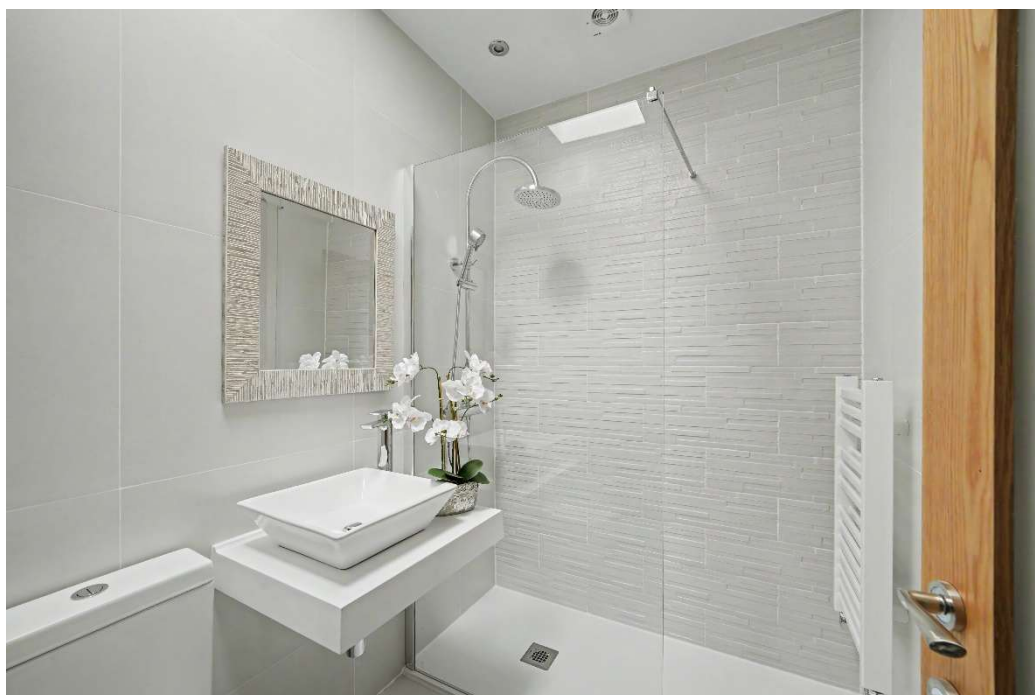
With a ceiling light point.



EN-SUITE SHOWER ROOM

Measurements – 6'2" x 5'2"

With a Velux double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, heated towel rail and fitted with a suite comprising hand wash basin mounted on a plinth with free standing chrome monobloc tap, low flush w.c. and large walk-in shower with glazed side panel and having a fixed shower rose and separate hand spray.



BEDROOM TWO

Measurements – 13'7" to wardrobes x 10'0" to wardrobes

A double room situated adjacent to bedroom one and enjoying similar views from a uPVC double glazed window. There are two ceiling light points, central heating radiator and a bank of white gloss fitted floor to ceiling wardrobes.



BEDROOM THREE

Measurements – 12'2" measured to wardrobes x 10'7"

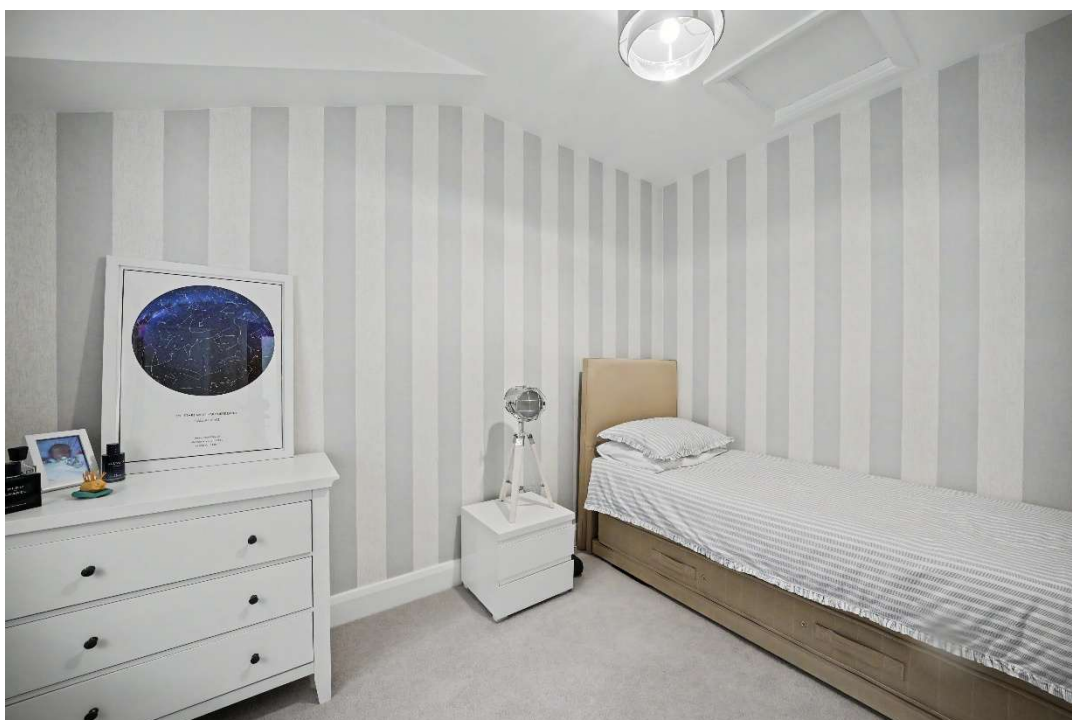
With a uPVC double glazed window, ceiling light point, central heating radiator and to one wall there are a bank of fitted floor to ceiling white gloss wardrobes.



BEDROOM FOUR

Measurements – 11'6" x 8'0"

With a uPVC double glazed window, central heating radiator and ceiling light point.



BATHROOM

Measurements – 8'2" x 8'0"

With inset ceiling downlighters, frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor, heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with granite surround and chrome mixer tap, free standing bath with free standing chrome mixer tap, low flush w.c. and large walk-in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

To the front of the property there is a printed concrete driveway which provides off-road parking for three cars and in turn leads to the garage.

GARAGE

Measurements- 19'0" x 9'5"

With an electric roller door, uPVC double glazed window to the rear elevation, power, light and at the far end there is a wall mounted Vaillant gas fired central heating boiler and hot water storage cylinder.

GARDENS

To the front there are steps leading down from the driveway where there is external lighting and giving access to the property, there are gravelled areas, to the right-hand side there is a metal hand gate leading to a covered walkway which includes a small store and this leads to the rear where there is a pathway and door giving access to the breakfast kitchen. From the pathway there is access to an extensive stone flagged and glass panelled patio. To one side there is a split faced tiled water feature, outside cold water tap period streetlamp, small garden store and stunning far-reaching views over Compensation Reservoir and fields beyond. From the patio there are three steps down to an extensive grassed area which continues across the rear of neighbouring properties in either direction. There is post and rail fencing, planted trees, stone trough and beyond the stone trough there is a garden with planted trees, flowers and shrubs.









ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has sealed unit double glazing

Alarm- The property is fitted with a security alarm

Property tenure – Freehold

Council tax band – F

Directions- Using satellite navigation enter the postcode HD3 3TJ

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

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