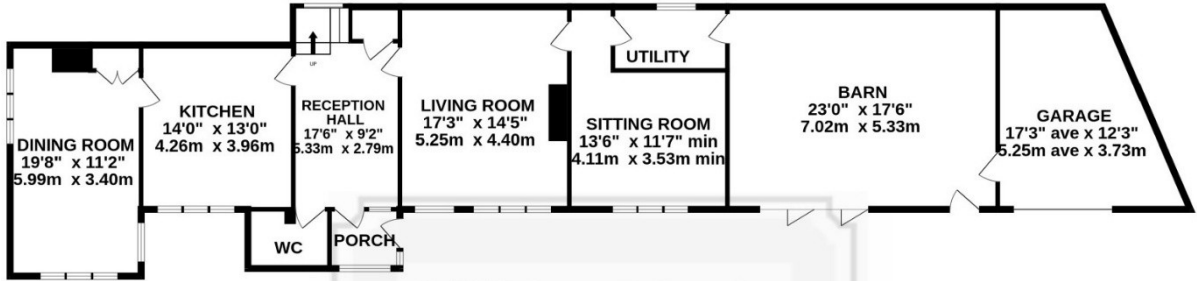


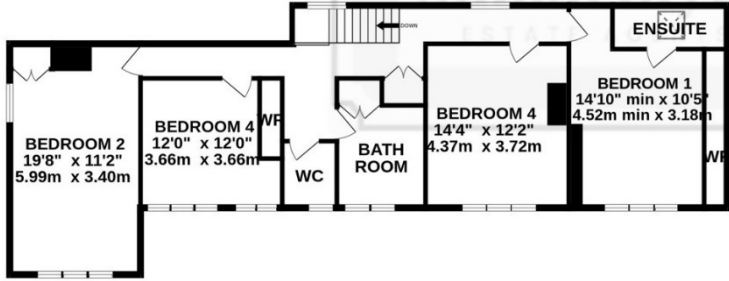


'Ogley' 59-61 Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

GROUND FLOOR



1ST FLOOR



LUMBLANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Standing at the foot of Victoria Tower with stunning uninterrupted views over the Woodsome Valley and beyond is this detached grade 2 listed character residence with adjoining barn and garage (Approximately 2350 sq ft/218 sq metres excluding a garage).

This wonderful family home provides a generous level of accommodation with further potential to extend into the barn subject to PP and listed building consent. There is gated parking for several cars and gardens laid out to the front to enjoy the wonderful scenery.

With a gas central heating system and timber sealed unit double glazing the ground floor comprises entrance porch, reception hall, downstairs w/c, living room, sitting room, dining room, kitchen, utility room and barn (23 x 17'6). First floor landing leading to 4 double bedrooms (master en-suite), bathroom and separate w/c.

The property is situated between Almondbury and Honley villages with local shops restaurants, bars and schools as well as accessible for the town centre and Holmfirth.

Offers Around £850,000

GROUND FLOOR

ENTRANCE PORCH

Measurements – 6'0" x 5'0"

With timber sealed unit double glazed windows, timber entrance door, quarry tiled floor, ceiling light point and from here a timber and leaded glazed door with wrought iron detail opens into the reception hall.

RECEPTION HALL

Measurements – 17'6" x 9'2"

This has a secondary double-glazed window adjacent to the entrance door, there is a beamed ceiling, four wall light points, quarry tiled floor, central heating radiator, display niche and at the far end of the hallway a spindle staircase rises to the first floor with storage cupboards beneath. From the hallway there are doors giving access to the downstairs wc, kitchen and living room.



DOWNSTAIRS WC

Measurements – 7'0" x 5'0"

With a timber and leaded glazed door, frosted timber sealed unit double glazed windows, ceiling light point, central heating radiator, quarry tiled floor, tiled walls to dado height and fitted with a suite comprising hand wash basin and low flush wc.

KITCHEN

Measurements – 14'0" x 13'0"

This is situated adjacent to the reception hall and has timber sealed unit double glazed mullioned windows enjoying some lovely far reaching views over the Woodsome Valley, there is a beamed ceiling with two ceiling light points, quarry tiled floor, part tiled walls and fitted with a range of cream base and wall cupboards, drawers, contrasting overlying worktops with tile splashbacks, inset double bowl single drainer stainless steel sink with chrome mono bloc tap and quooker instant boiling water tap. There is a four-ring stainless steel gas hob with stainless steel extractor hood over, stainless steel electric double oven and under counter space for appliances. To one side a timber and glazed door gives access to the dining room.



DINING ROOM

Measurements – 19'8" x 11'2"

This is situated adjacent to the kitchen and has triple aspect sealed unit double glazed windows with views to the front and side elevation over surrounding countryside, there is a beamed ceiling, partially oak panelled walls, central heating radiator, three wall light points. As the main focal point of the room there is a decorative brick fireplace with carved oak mantle over and to the right-hand side of the fireplace there is a lovely carved oak storage cupboard with bookshelf beneath.



LIVING ROOM

Measurements – 13'3" x 14'5"

This is situated adjacent to the reception hall and has a timber and leaded glazed door, there is a beamed ceiling, three wall light points, two central heating radiators, timber and sealed unit double glazed mullioned windows with windows seat, as the main focal point of the room there is a stone fireplace which is home to a coal effect gas fire resting on a raised stone hearth and to the right hand side of the chimney breast there is a tv plinth with display shelving above together with a display niche. To the far side of the living room a timber and leaded glazed door gives access to the sitting room.





SITTING ROOM

Measurements- 13'6" x 11'7" minimum

This has timber and sealed unit double glazed mullioned windows with lovely views stretching across open countryside, there is a central heating radiator, fitted display shelving, three wall light points and at present this is utilised as an office. To one side a timber and leaded glazed door gives access to the utility room.



UTILITY ROOM

Measurements – 9'9" x 5'4"

With a timber sealed unit double glazed window with a view up to Victoria Tower, there is a ceiling light point, quarry tiled floor and fitted with a range of matt white base and wall cupboards, contrasting overlying worktop with tiled splashback, inset single drainer stainless steel sink with chrome mixer tap and with plumbing for automatic washing machine. At the far end of the utility room a timber fire door gives access to the barn.

BARN

Measurements – 17'6" x 23'0"

As the dimensions indicate this is a generously proportioned area which could provide additional living space if required subject to planning permission and listed building consent. The barn is open to the rafters with a felted stone slate pitched roof, there is exposed stonework, barn arch with timber and glazed windows, door and two section bi-fold door together with a timber and glazed stable door all of which fill this area with natural light. There are four wall light points, cold water tap and ceiling spotlights. At the far side a door gives access to the garage.



FIRST FLOOR

LANDING

There are three timber sealed unit double glazed windows with views up to Victoria Tower, two ceiling light points, fitted storage/airing cupboard and central heating radiator and from the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'10" x 10'5" minimum

This has a beamed ceiling together with partly exposed truss, there are timber and sealed unit double glazed windows with stunning views over the Woodsome Valley, ceiling light point, two wall light points, central heating radiator and a bank of fitted wardrobes, high level cupboards and a dressing table with drawers beneath. To one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 9'9" x 3'6"

With a Velux double glazed window, partly exposed roof truss, ceiling light point, two wall light points, shaver socket, part tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin, low flush wc and a shower cubicle with Mira electric shower fitting.



BEDROOM TWO

Measurements – 19'8" x 11'2"

A generous double room situated at the far end of the property and above the dining room and enjoying glorious views across open countryside from timber sealed unit double glazed windows to both front and side elevations. There is a beamed ceiling, central heating radiator, chimney breast with decorative cast iron fireplace, to the left-hand side of the chimney breast there is a fitted floor to ceiling wardrobe, there is a further bank of fitted floor to ceiling wardrobes to one side together with drawers, cupboards and pedestal wash basin with tiled splashback.



BEDROOM THREE

Measurements – 14'4" x 12'3"

This is situated adjacent to bedroom number one and is a double room with timber and sealed unit double glazed windows with views over the Woodsome Valley. There is a chimney breast, central heating radiator, ceiling light point, fitted display shelving and having a vanity unit incorporating wash basin.



BEDROOM FOUR

Measurements – 12'12" x 12'12"

A double room situated adjacent to bedroom number two and having a bank of timber sealed unit double glazed windows with views over the Woodsome Valley with Emley moor mast to one side. There is a ceiling light point, central heating radiator, fitted floor to ceiling part mirror fronted sliding door wardrobe and vanity unit incorporating wash basin with chrome monobloc tap and tile splashback.



BATHROOM

Measurements- 8'9" x 7'7"

With timber and sealed unit double glazed windows, ceiling light point, useful storage cupboards one of which houses the hot water cylinder, shaver socket, part tiled walls and fitted with a suite comprising vanity unit incorporating wash basin, double ended jacuzzi style timber panelled bath and tiled shower cubicle.



WC

Measurements- 6'0" x 4'0"

With a timber and sealed unit double glazed window, part tiled walls, ceiling light point and fitted with a suite comprising corner hand wash basin and low flush wc.

OUTSIDE

PARKING

The property is approached through twin wrought iron gates and inscribed with the name 'Ogley' and these open onto a block paved driveway which continues across the front of the barn and provides off-road parking for several cars and in turn gives access to the garage.



GARAGE

Measurements-17'3" x 12'3" average

Has an up and over door, courtesy door giving access to the barn, power and light.

GARDENS

From the driveway between the sitting room and barn there is a dry stone wall with central wrought iron hand gate opening onto the garden where there is an extensive block paved patio and below this there is a lawned garden with planted trees, flowers and shrubs, ornamental pond and bordered by dry stone walling and with glorious panoramic far reaching open views over the favoured Woodsome Valley and beyond. To the far side of the property there is a pathway with planted trees and shrubs to the borders, and this pathway continues across the rear where there is a terraced area with planted trees and with view up to Victoria Tower.







ADDITIONAL INFORMATION

Double glazing- The property has timber sealed unit double glazing

Central heating- There is a gas central heating system

Listing- The property is grade II listed

Property tenure – Freehold

Local authority – Kirklees

Council tax band – G

Directions- Using satellite navigation enter the postcode HD4 6SZ

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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