

martin-thornton.com
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**Lamb Hall Road, Longwood
Huddersfield, Kirklees**

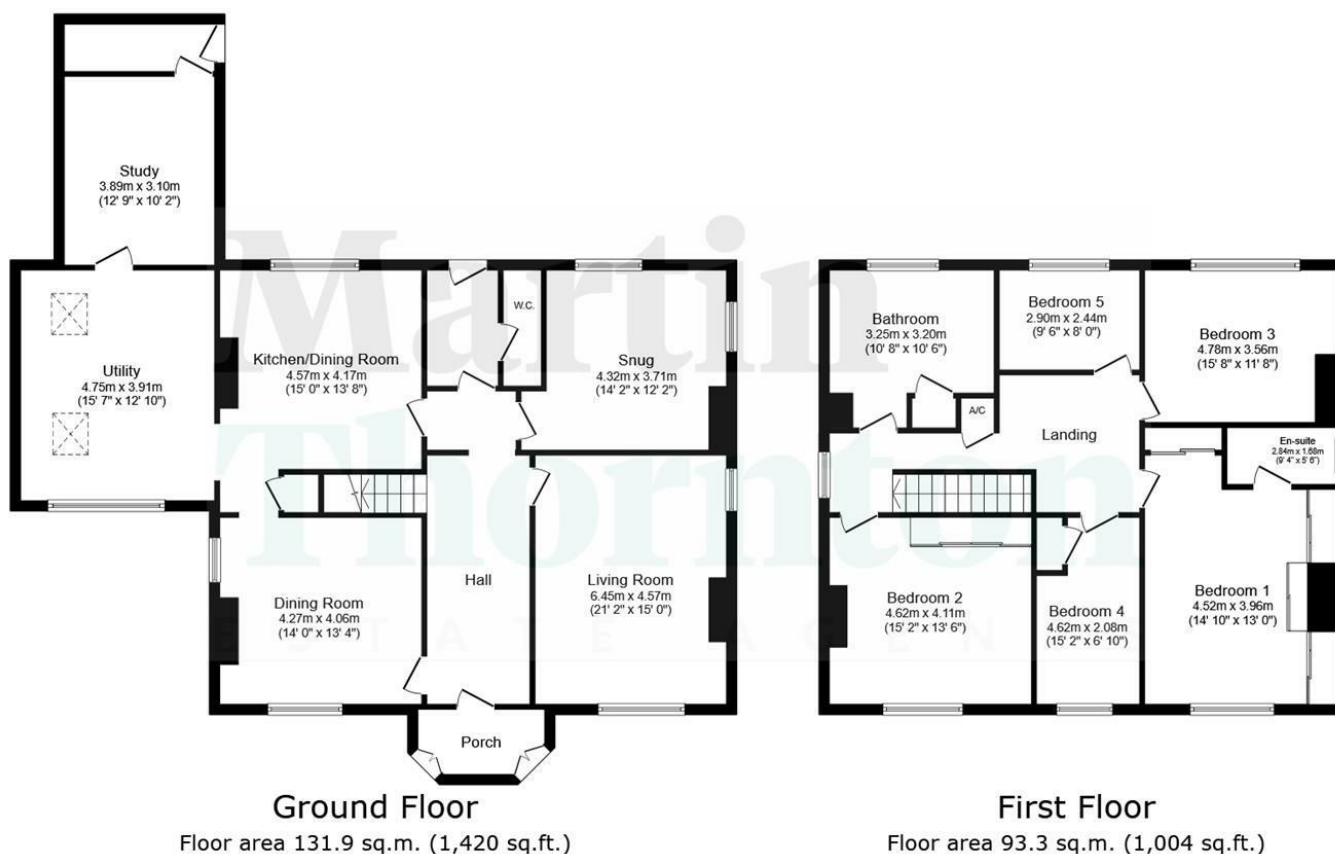
Offers over £700,000

MARTIN THORNTON PLATINUM

A double-fronted, detached five-bedroom Grade II Listed home, enjoying a southerly aspect at the front with superb views towards the golf course. Located on this well-regarded, tree-lined road, the spacious interior has three reception rooms and a detached double garage. It is perfectly placed for local amenities, schooling and would make an ideal commuting base. The well planned and proportioned accommodation comprises an entrance porch, central hallway, rear lobby, downstairs WC, large living room, dining room, snug, dining kitchen, large utility and a study. There are two large basement rooms, offering great potential. On the first floor is a landing with access to loft storage, five bedrooms, the master with en suite shower room, and a house bathroom. The property has a gas-fired central heating system, solar panels and a comprehensive security system. It has a mixture of sealed-unit and single glazing. Externally, there is a double-width driveway leading to a double garage with automatic door, EV charging point and front and rear gardens (the front enjoying a southerly aspect, making it a real sun trap) with lawns, patio and potting shed. The property enjoys what feels like a semi-rural setting with superb views towards Holme Moss in the distance and across Outlane golf course.

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Floorplan



Total floor area: 225.2 sq.m. (2,424 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

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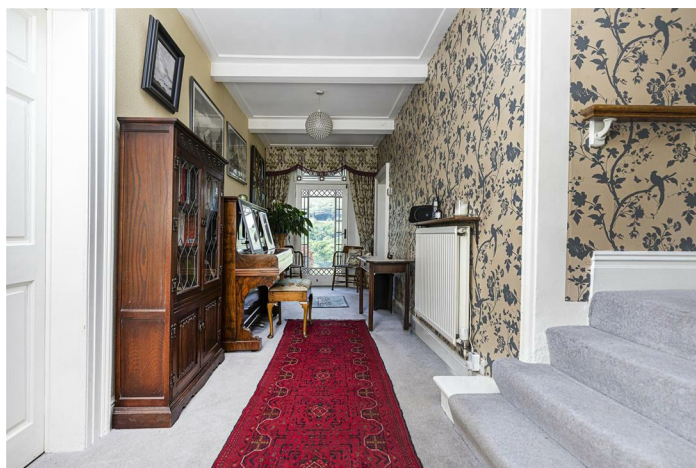
Details



Entrance Porch

Two sets of French doors gives access to the entrance porch which is particularly light and bright with a superb southerly view towards the golf course and Bunny Woods. There is oak style laminate flooring and a beautiful timber and leaded double-glazed door gives access into the hallway.

Hallway



The impressive wide entrance hallway has detailed joinery with decorative door architraves, doors and skirting boards. It has plenty of space for furniture along with a radiator and a staircase rising to the first floor accommodation. An archway leads through to a rear entrance lobby.

Rear Lobby

This lobby has floor tiling with the initial section having a matting style carpet with an external door providing access to the rear of the property. The lobby has exposed beams to the ceiling and is perfect for storing shoes and coats, etc. Access can be gained to the WC.

Downstairs WC

This room has a continuation of the floor tiling and a two-piece suite comprising a vanity wash hand basin with storage beneath and a low-level WC. There is also a radiator.

Living Room



From the hallway, a door opens into the living room, which is a particularly spacious and comfortable principal reception room. It enjoys a dual aspect with front and side windows, the front window enjoys a southerly aspect with views towards the golf course and Bunny Woods. There is a superb fire surround incorporating a matching inlay and hearth, home to an open fire gate. The room has exposed beams, plenty of space for furniture and two radiators.

Dining Room



Accessed off the hallway, this good-sized second reception room is multipurpose, be it as a formal dining room or second sitting room. It enjoys a dual aspect with front and side windows, again with a southerly aspect at the front. The room can easily accommodate a large formal dining table and has built-in storage with cupboards and display shelving. There is also a radiator.

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Dining Kitchen



This light and bright room has a series of mullioned rear windows. It has a wealth of units to high and low levels with wood block and granite working surfaces. There is a Belfast style sink with mixer tap and an Aga to the chimney breast. Integrated appliances comprise a Neff four-ring gas hob with oven beneath and filter hood above, fridge and dishwasher. The room has large floor-to-ceiling cupboards with shelving, along with ceiling downlighting, oak style laminate flooring and space for a formal dining table.

Snug



This pleasant everyday living space enjoys a dual aspect with rear and side windows. The rear windows have mullions and incorporate a deep window seat. There are beamed ceilings and two radiators.

Utility



This large utility is bigger than most kitchens and has an extensive array of units to high and low levels, working surfaces and a twin bowl sink. It has an integrated washing machine, space for additional appliances and housing for an American style fridge freezer. The room is light and bright with windows to the front and two Velux windows within the high angled roofline. There is open shelving, a continuation of the oak style laminate flooring and a radiator. A connecting door leads through to the study.

Study



This good-sized, light and bright room has a series of windows to the side elevation. It has a built-in bookcase, drawers and storage cupboards. There is dark oak laminate flooring, ceiling lights, a radiator and a useful connecting door.

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Cellar

Accessed from the dining kitchen, the larger of the two cellars has a stone flagged floor and houses the Worcester boiler for the central heating system. There is a window to the front elevation and an adjoining vaulted keeping cellar with a stone slab table.

First Floor Landing



From the entrance hallway, the staircase, with a feature display alcove with storage, rises to the first floor landing. This has a window to the side elevation, along with low-level shelving, metal balustrading and a drop-down ladder giving access to storage within the loft area. The loft has a Velux window. The hallway widens at one end and can accommodate freestanding furniture. It has a radiator and an airing cupboard housing the cylinder.

Bedroom One



This large double bedroom is positioned at the front of the property and has extensive built-in furniture comprising wardrobes, drawers and a dressing table. Beneath the window is shelving and the room enjoys a lovely aspect looking over the valley towards Holme Moss in the distance, as well as the golf course. The room has a radiator and access to the en suite.

En Suite Shower Room



This room has a large shower cubicle with a glazed screen and a wall mounted shower fitting, a wash hand basin with storage beneath, a bidet and a low-level WC with concealed cistern. There is tiling to the walls and floor, a large mirror, ceiling downlighting and an upright chrome ladder style radiator. To the side window is a window.

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Bedroom Two



This large double bedroom is positioned at the front of the property with superb long distance views. It has built-in furniture comprising wardrobes and drawers. There is a radiator and shelving beneath the window.

Bedroom Four



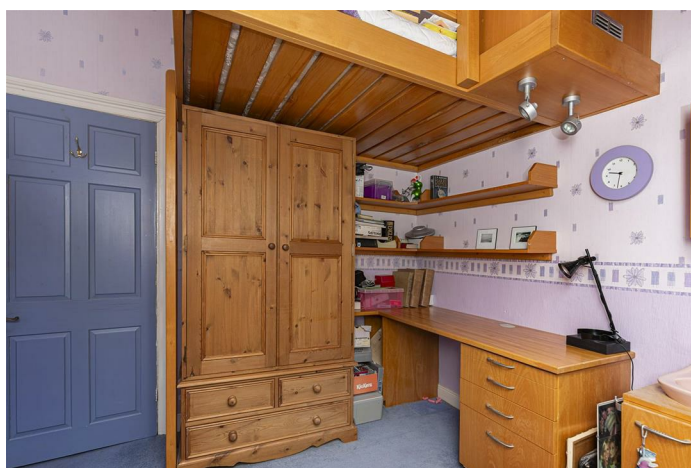
This bedroom is positioned at the front of the property, again, with a lovely aspect. It has a walk-in wardrobe with a hanging rail and shelving.

Bedroom Three



This double bedroom is positioned at the rear of the property and has a bank of beautiful mullioned windows with deep window sills. There is plenty of space for furniture and a radiator.

Bedroom Five



This single bedroom is positioned at the rear of the property with mullioned windows with a deep sill. There is a vanity wash hand basin with storage below, a built-in dressing table, above which is a raised mezzanine style bed accessed by a timber ladder. There is also a radiator.

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House Bathroom



The bathroom has a four-piece suite comprising a double-ended bath with central mixer tap incorporating a hand-held shower attachment, a pedestal wash hand basin, a low level WC and a walk-in shower with mosaic style tiled floor, overhead waterfall style shower fitting and hand-held shower attachment. There is a built-in shelved storage cupboard along with full-height tiling around the bath and shower, the remaining walls having half-height tiling. There is a tiled floor, mullioned rear windows, downlighting and an upright chrome ladder style radiator.

External Details



At the rear of the property is a stone built perimeter wall and between two heavy set gateposts, which bear the house name, access can be gained onto the double-width driveway which provides parking. On the right-hand side of the

driveway is a mature flowerbed. Rear metal gates lead onto a stone flagged rear garden and steps from Lamb Hall Road are set within the wall. This is a very pleasant seating area and an external door gives access to a useful store, which can also be accessed from the study that has built in cupboards. On the right-hand side of the garage, a timber gate bears the house name and leads to a stone flagged seating area, enjoying a southerly aspect. It can be a real sun trap and enjoys most enviable views across the valley. The stone flagged patio area extends across the width of the property. There are two raised beds along with a potting shed with power, an external power supply and hot & cold water. From the lawned garden, wide stone flagged steps lead down to a lower-level lawn with a stone perimeter wall and beds and borders on either side.

Double Garage

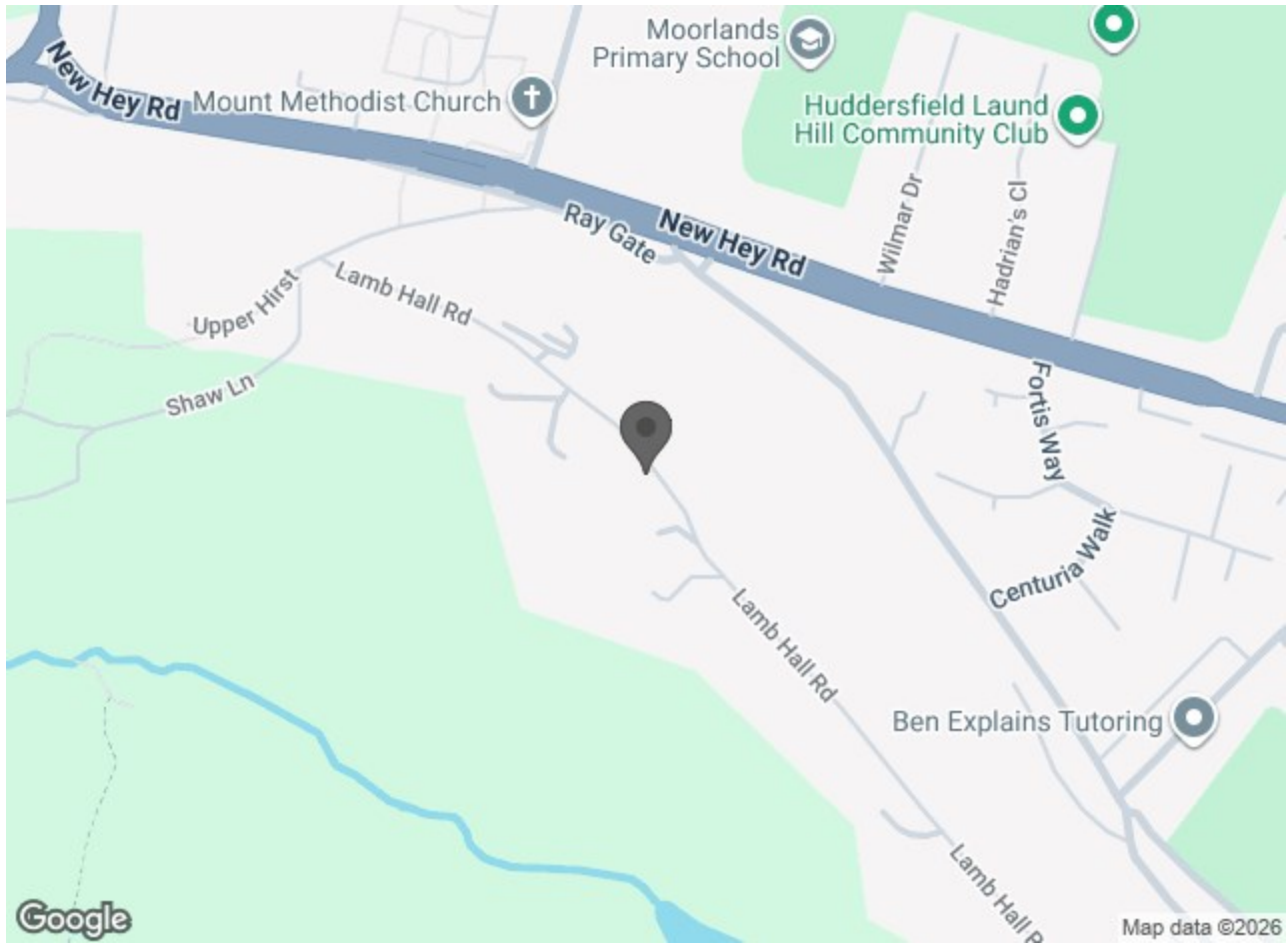
The stone built double garage has a superb stone flagged roof incorporating solar panels. There is a charging point for an electric vehicle along with an automatic entrance door, power and lighting. There is useful storage beneath the garage.

Tenure

The vendor has informed us that the property is Freehold.

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Directions



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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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