

Lower Hall Crescent, Lascelles Hall, Huddersfield, HD5 0AY

£250,000

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An attractive semi-detached dormer bungalow situated in the popular village location of Lascelles Hall, ideally positioned between Lepton and Kirkheaton. Enjoying excellent commuter links to neighbouring towns and cities, the property occupies a generous plot with well-established gardens to both the front and rear, together with ample off-road parking and a detached garage. The accommodation briefly comprises:-fitted kitchen, a spacious lounge diner, bathroom and a ground floor bedroom. To the first floor is a second double bedroom, which provides access to a useful occasional third bedroom, offering flexibility for a variety of uses including a nursery, dressing room, home office, or hobby room.



GROUND FLOOR:

Enter through double glazed door into entrance hall.

Entrance Hall

A spacious entrance hallway which is fitted with ceiling coving and a central heating radiator. An archway gives access to the kitchen.

Kitchen

9'9" x 8'9" (2.97m x 2.67m)

The kitchen is fitted with a range of contemporary high-gloss wall and base units, complemented by brick-effect tiled splashbacks and incorporating a gas hob with a stainless steel-style cooker hood above. The room further benefits from plumbing for a washing machine, along with spaces for a fridge and freezer. Finished with attractive slate-effect tiled flooring, the kitchen enjoys an abundance of natural light through a double-glazed window to the front elevation

Lounge/Dining Room

31'4" x 10'10" (9.55m x 3.30m)

This spacious open plan reception room provides a welcoming living and entertaining space, enhanced by dual-aspect double-glazed windows which allow an abundance of natural light to flood the room. The focal point is an attractive marble-effect fireplace with ornate decorative detailing, incorporating a gas coal-effect fire. An archway leads through to the dining area, which features a dado rail and ceiling coving, adding character and charm. A timber staircase rises from the dining area to the first floor accommodation.

Bedroom

9'11" x 8'11" (3.02m x 2.72m)

This well-proportioned double bedroom is positioned to the rear of the property, enjoying a pleasant outlook over the established rear garden through a double-glazed window. The room benefits from fitted sliding wardrobes with mirrored fronts, providing excellent storage whilst enhancing the sense of space and light. A radiator completes the accommodation.

Bathroom

Furnished with a 3 piece white suite comprising a panelled bath with traditional shower fittings above and a concertina-style shower screen. The suite is completed by a semi-pedestal wash hand basin and a low-flush WC. There are also tiled walls and a central heating radiator.

FIRST FLOOR

Landing

A timber staircase rises from the ground floor to the first-floor landing, providing access to the bedroom accommodation and useful occasional room.





Bedroom

14'11 x 10'09 max (4.55m x 3.28m max)

A spacious double bedroom enjoying a pleasant outlook to the front of the property through a double-glazed window overlooking the attractive front garden. Character features include stripped floorboards and a dado rail, adding charm and individuality to the room. The bedroom further benefits from useful eaves storage to either side, providing excellent space for household items. Radiator. Giving access to occasional room/bedroom three.

Dressing Room/Occasional Bedroom

9'10" x 9'1" (3.00m x 2.77m)

Accessed directly from Bedroom Two, this versatile occasional room offers an ideal space for use as a dressing room, home office, nursery, or hobby room. The room is of a good size and features attractive stripped floorboards together with a double-glazed window to the side elevation. Excellent storage is provided by sliding doors concealing recessed cupboards, complemented by additional eaves storage, making the most of the available space.

OUTSIDE:

To the front of the property, there is a generously sized, well-established garden, predominantly laid to lawn and enhanced by an array of mature, well-stocked borders providing colour and interest throughout the seasons. A concrete driveway extends down the side of the property, with wrought-iron double gates opening onto a further tarmac driveway, offering ample off-road parking and benefiting from an external water tap. Leading to detached garage with power and light. The rear garden is also a good size, featuring a well-maintained lawn complemented by attractive, mature borders stocked with a variety of plants and shrubs. A paved pathway leads to an additional patio area situated beyond the garage, creating an ideal setting for outdoor entertaining, relaxing, and al-fresco dining during the warmer months.

BOUNDARIES AND OWNERSHIP:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.





DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo keep in the left hand lane into Wakefield Road. Pass the Big Box Gym on the right hand side, proceeding up the hill for a short distance before taking a sharp left hand turning onto Lascelles Hall Road. Continue up the hill and take the left into Lower Hall Road, then third left into Lower Hall Crescent, where the property can be found on the left hand side.

TENURE:

Leasehold - Term: 999 years from 20/12/1968 / Rent: £10 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.









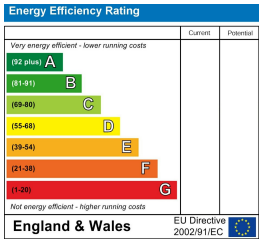


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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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