Stamford House 1 Highfield Lane, Lascelles Hall HD5 0BA

OFFERS AROUND
£415,000















ELEVATED FROM THE ROADSIDE WITH FANTASTIC FAR REACHING VIEWS, THIS IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS ROOMS AND CHARACTER THROUGHOUT, EXCITING POTENTIAL FOR AN ANNEXE TO THE LOWER GROUND FLOOR, GARDENS, DETACHED GARAGE AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

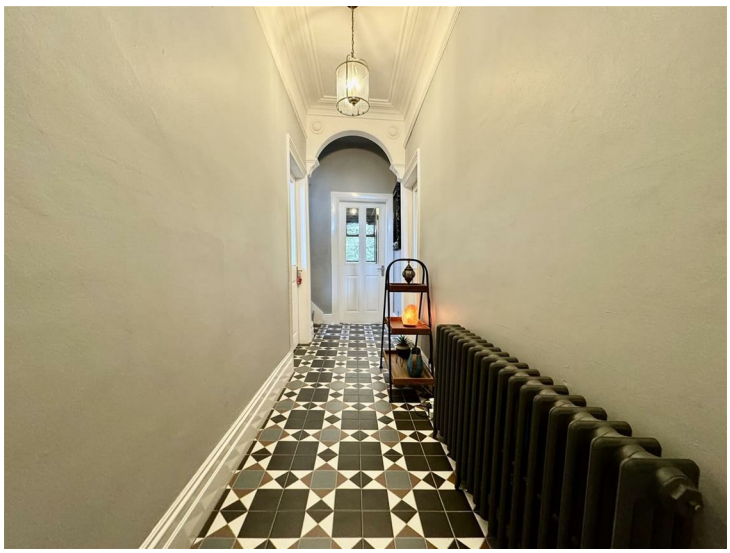
PAISLEY
PROPERTIES

ENTRANCE VESTIBULE 5'7" apx x 4'3" apx




You enter the property through the original timber door into this welcoming entrance vestibule which has space to remove outdoor clothing, footwear and a door opens to the entrance hallway.

ENTRANCE HALLWAY

You enter through a timber door into an impressive hallway which has attractive tile flooring underfoot and lovely high ceilings. A carpeted staircase ascends to the first floor. Doors lead through to the living room, dining room and through to the breakfast kitchen.

LIVING ROOM 13'7" max x 12'11" max





This generous size living room is beautifully decorated and has an abundance of space for freestanding furniture. A cast iron fireplace housing a coal effect gas fire with a slate hearth creates a lovely focal point to the room and parquet flooring flows underfoot. A large window gives a view over the front garden and a door leads back through to the hallway.

DINING ROOM 12'11" max x 12'5" max





Flooded with natural light, this sizeable and tastefully decorated dining room has plenty of space to accommodate a formal dining table and chairs. An inset fireplace houses a wonderful multi fuel stove with an exposed stone hearth, high ceilings with decorative cornicing add a dash of character and timber flooring completes the room. A large window gives a view over the front garden and a door leads through to the entrance hallway.

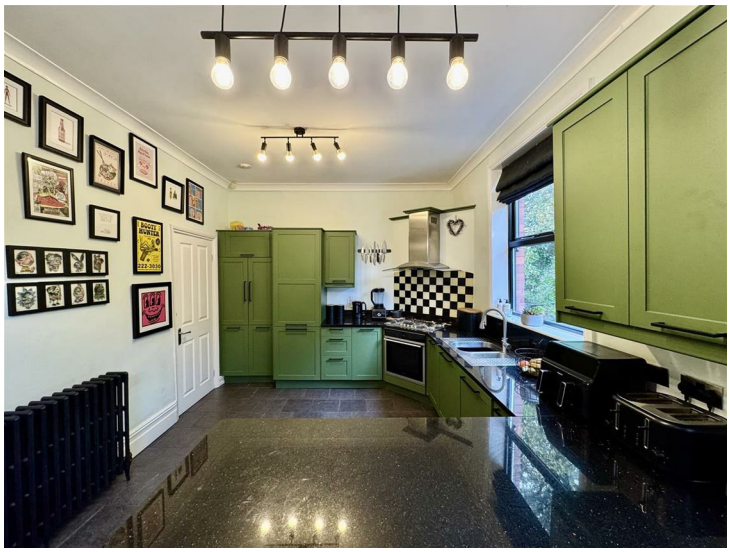
BREAKFAST KITCHEN 16'10" max 11'0" max





The breakfast kitchen really has the wow factor and is simply the real heart of the home. Comprising of olive green wall units and base units with contrasting worktops, matching upstands and a stainless steel sink with mixer tap over. Integrated appliances include a five ring gas hob with extractor over, electric oven, dishwasher and a fridge freezer. A peninsula island unit is fitted with cupboards to one side and provides an informal dining set up. Natural light floods in through the two windows and give a pleasant view over the rear garden. Doors open to the cellar head and back through to the entrance hallway. An external door opens to the garden.





LOWER GROUND HALL

Stone steps descend from the breakfast kitchen to the lower hall and doors open to the utility room and the home office.

UTILITY ROOM WITH W.C 13'10" max x 11'8" max




A good size utility room fitted with timber base units with contrasting work surfaces and a circular stainless steel sink with mixer tap over, having ample storage, plumbing for a washing machine and space for a tumble dryer. Spotlights adorn the ceiling, laminate flows underfoot and doors open to the W.C and through to the lower hall.

HOME OFFICE 14'1" max x 12'0" max




With direct access from the driveway this versatile room is currently used as a store room but could also lend itself to being a home office, play room or gym space if desired. There is space for a range of freestanding furniture, a window, laminate flooring underfoot and spotlights to the ceiling. A door opens to the lower hall.

FIRST FLOOR LANDING





Stairs with a timber balustrade ascend from the entrance hallway to the landing which has a side facing window offering fantastic far reaching views. Having space for freestanding furniture, a study area and doors lead to the four bedrooms and the house bathroom. a hatch gives access to the loft.

BEDROOM ONE 13'7" max x 10'11" max





This well proportioned double bedroom is situated at the front of the property with a window allowing natural light to fill the room and offering far reaching views over to Castle Hill. The room has ample space for freestanding furniture and exposed timber floorboards underfoot. A door opens to the landing.

BEDROOM TWO 13'1" max x 10'7" max





Another superb double bedroom which is also a very good size and can easily accommodate large bedroom furniture. Windows have lovely far reaching views and and a door leads to the landing.

BEDROOM THREE 10'5" max 8'4" max





A double bedroom located at the rear of the property with views over the garden and space for furniture. A door leads to the landing.

BEDROOM FOUR 10'1" max x 7'11" max





A bright and good size single bedroom positioned to the front of the property with views over to Castle Hill and beyond. There is space for bedroom furniture and a door leads to the landing.

FAMILY BATHROOM 8'6" max x 6'0" max





The attractive house bathroom is fitted with a three piece suite comprising of a bath with shower over and glass screen, a pedestal hand wash basin and a low level W.C. The room is partially tiled, has a chrome towel radiator and tile flooring flows underfoot. An obscure window allows natural light to enter and a door opens to the landing.

GARDENS





Sizeable gardens wrap around the property and offer a range of spaces to enjoy... A courtyard area adjoins the rear of the house with space to entertain, dine out and for barbecues. There is ample space for garden furniture. A raised lawn surrounded by mature shrubs, trees and plants give access to a brick built out house and a timber gate leads to the front garden which is hedge and fence enclosed, has a further lawn offering a good degree of privacy and decking ideal for sitting out and enjoying the far reaching views.









EXTERNAL FRONT GARAGE AND DRIVEWAY





A driveway for multiple vehicles leads up the side of the property to a single detached garage which has power, light and an up and over door.

VIEWS





***MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band

PROPERTY CONSTRUCTION:
Stone

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

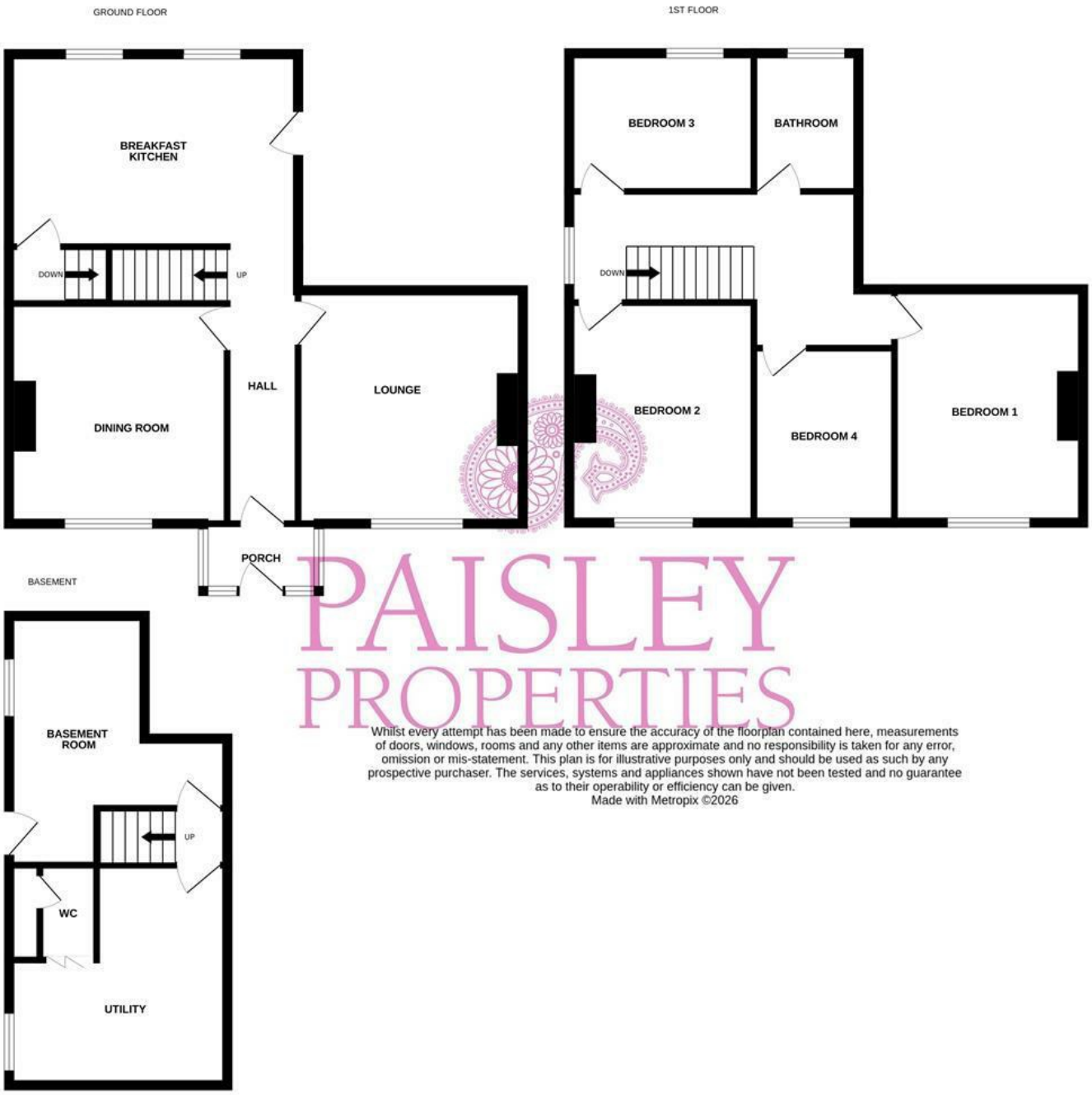
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

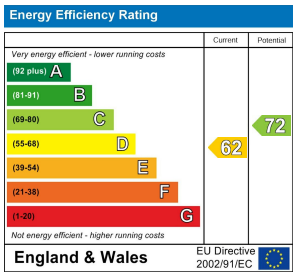
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

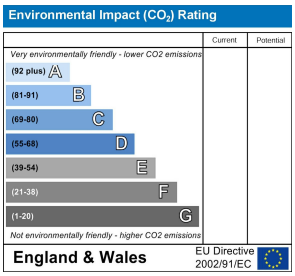
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



PAISLEY PROPERTIES

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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