



Lascelles Hall Road, Huddersfield HD5 0BQ



welcome to

Lascelles Hall Road, Huddersfield

A beautiful period cottage in this much sort after part of Huddersfield. Despite being only a few miles from the town centre, and with convenient access to the M1. The surrounding area provides a cosy village feel, with a Victorian church and beautiful walks on the doorstep.



Lounge

18' 2" x 12' 4" (5.54m x 3.76m)

A quirky, spacious, characterised living room; featuring substantial exposed beams and an original fireplace with a working log burner which creates a warm, appealing and welcoming atmosphere. Down the stairs from the living room you will find understairs storage which currently houses a washing machine; and has ample space for other essential housing materials.

Kitchen

7' 4" x 7' 3" (2.24m x 2.21m)

Brand new kitchen with a fresh layout, new flooring; ready for finishing touches on the walls and ceilings. The perfect blend of quality new fittings and the potential for personal styling and finishing touches.

Bedroom 1

9' 5" x 9' 6" (2.87m x 2.90m)

A quirky, spacious, bright room filled with natural lighting and ample space for a double bed. The layout of the room provides a sense of space and comfort, with a layout designed to ensure privacy. Exposed beams adds character to this bedroom, and the fireplace provides a homely and cosy feel.

Bedroom 2

9' 5" x 7' 11" (2.87m x 2.41m)

Another light and airy room, ideal for a guest room or home office. Cosy, relaxing bedroom with room for further customisation to suit your style.

Bathroom

Practical and functional bathroom providing essential amenities and comfort. Offers a convenient layout and easy access from the bedrooms. The bathroom provides a solid base with room to modernise or style as desired.



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welcome to

Lascelles Hall Road, Huddersfield

- Charming two-bedroom cottage in a peaceful, village setting, yet only a few miles from the town centre, and convenient access to the M1.
- Brand-new kitchen with new flooring - ready for finishing touches and the personal customisation.
- Situated in a desirable rural location, scenic walks, on the doorstep of a Victorian church and a lovely pub.
- Secluded and peaceful outdoor space, at the front and also behind the cottage, accessed by a communal right of way.
- Large and light-filled interiors creating a warm and welcoming atmosphere.
- Brand new boiler fitted with a ten year warranty.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118404 - 0008

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william h brown



01484 542072



huddersfield@williambrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williambrown.co.uk](https://www.williambrown.co.uk)