



183 Lascelles Hall Road, Kirkheaton, Huddersfield, HD5 0BQ  
£550,000

**bramleys**

NO UPPER CHAIN - GARDENS APPROX. 0.42 ACRE

Set on a larger than average plot, this 4 bedroom detached family home enjoys superb far reaching views over adjacent countryside and Castle Hill beyond.

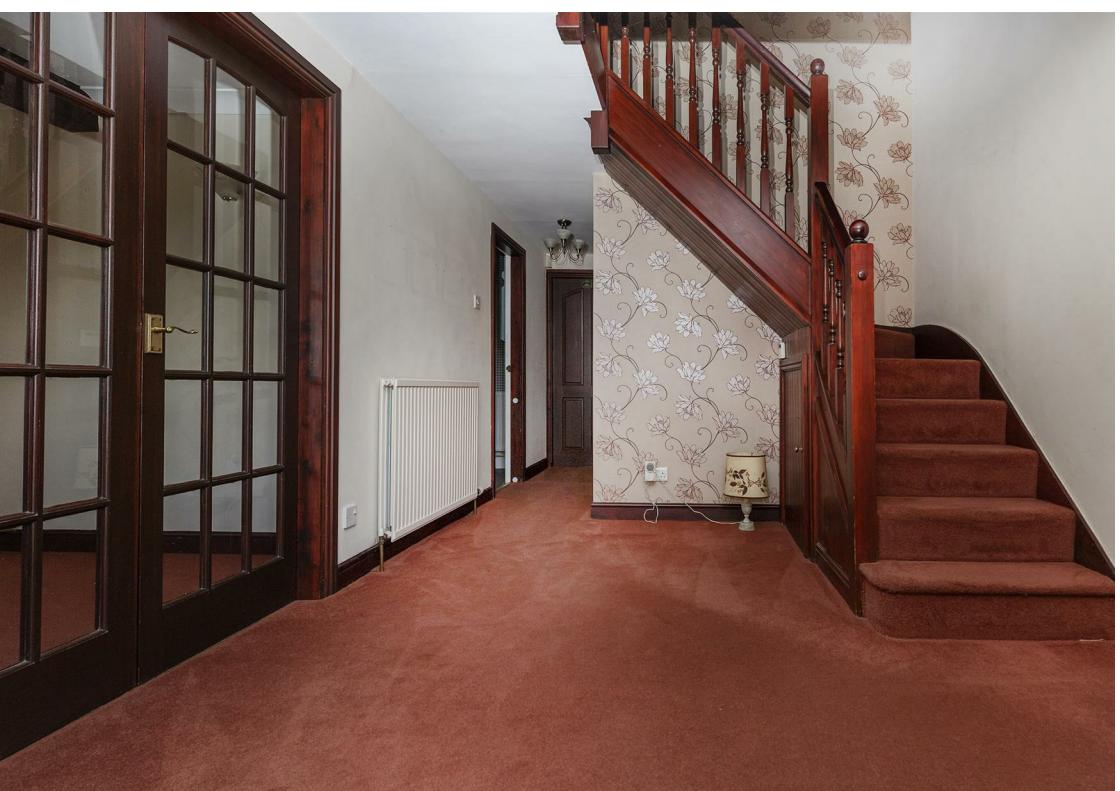
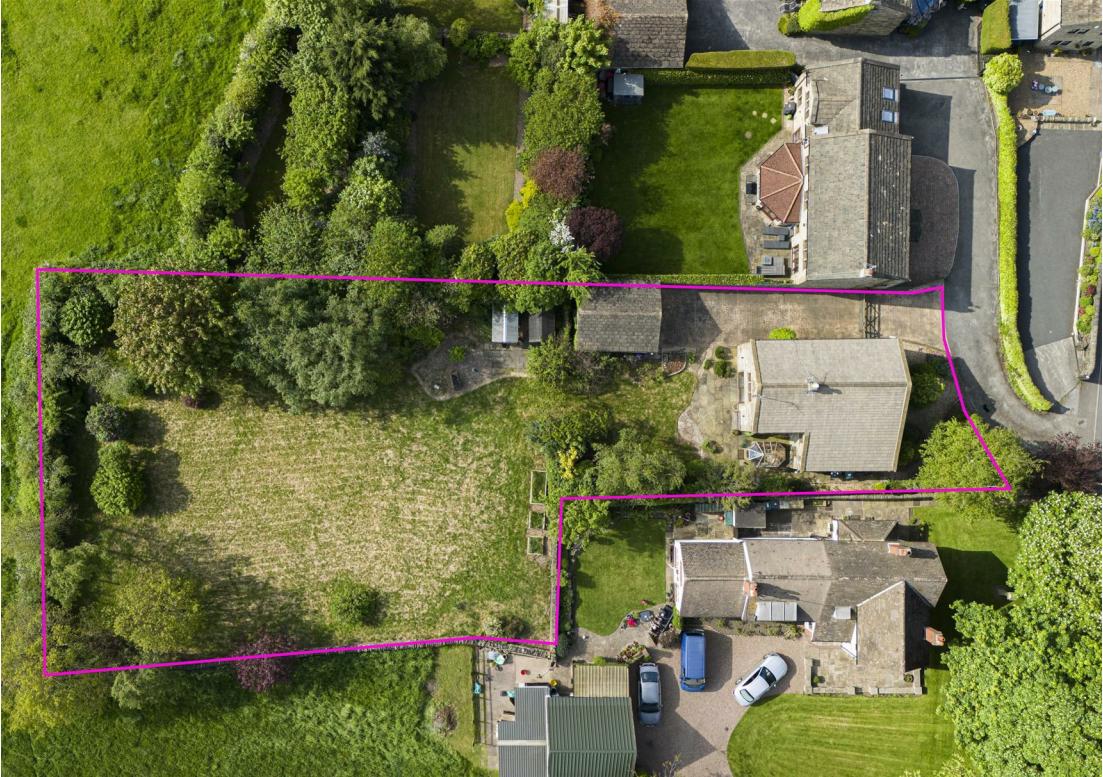
Offering flexible and spacious living accommodation, externally the property enjoys a superb rear garden which provides a high degree of privacy and backs on to open fields. A double detached garage and driveway provide ample off road parking.

With accommodation comprising: entrance, cloakroom/WC, lounge, dining room, study, kitchen and utility room to the ground floor. Together with 4 bedrooms (master bed with en-suite) and family bathroom to the first floor. The property offers a blank canvass for the new owner to refurbish/re-decorate to their own style and taste. An early viewing is highly recommended to avoid missing out!

Situated approximately 2 miles from Huddersfield town centre.

Energy Rating: D





## GROUND FLOOR:

### Side Entrance

Gives access to the main entrance hall which has a central heating radiator

### Cloakroom/WC

Having a 2 piece suite comprising low flush toilet, pedestal wash basin and there is a central heating radiator.

### Lounge

19'2" x 11'2" (5.84m x 3.40m)

having UPVC double glazed window and sliding patio doors. There is a central heating radiator and gas and log effect living flame fire.



### Dining Room

11'5" x 9'10" (3.48m x 3.00m)

having sealed unit double glazed windows to both front and side, there is a central heating radiator

### Study

10'1" x 6'4" (3.07m x 1.93m)

having central heating radiator and sealed unit double glazed window.

### Kitchen

10'2" x 10'0" (3.10m x 3.05m)

having a range of matching floor and wall units with laminated working surfaces and part tiling to the walls. There is a 4 ring gas hob with in-built oven and overhead extractor fan and light, 1½ bowl stainless steel sink with mixer taps and side drainer. There is plumbing for a dishwasher, sealed unit double glazed window and central heating radiator



## Utility Room

10'4" x 10'0" (3.15m x 3.05m)

Having base cupboards, plumbing for an automatic washing machine, a sealed unit double glazed window and a side access door. The utility room houses the central heating boiler.

## FIRST FLOOR:

### Landing

Having a central heating radiator.

### Master Bedroom

13'5" x 9'10" (4.09m x 3.00m)

This double room has fitted 5 door robes with bedhead cupboards, there is a central heating radiator and a UPVC double glazed window. An access door leads into the en-suite.

### En-Suite Shower Room

Being fully tiled to both the floor and walls and having a 3 piece suite comprising concealed flush WC, vanity wash basin and fully tiled shower cubicle. There is also a sealed unit double glazed window.

### Bedroom 2

12'3" x 9'10" (3.73m x 3.00m)

Having a sealed unit double glazed window and a central heating radiator.

### Bedroom 3

10'0" x 9'8" (3.05m x 2.95m)

Having a sealed unit double glazed window and a central heating radiator.

### Bedroom 4

10'0" x 9'0" (3.05m x 2.74m)

Also having a sealed unit double glazed window and a central heating radiator.

### Family Bathroom

Being fully tiled to both the floor and walls and having a 4 piece suite comprising low flush toilet, bidet, vanity wash basin and panelled bath with overhead shower. There is a chrome ladder style radiator and 2 sealed unit double glazed windows.

## OUTSIDE:

The property is accessed from a private access road into a main driveway which leads to a detached double garage with electric door which measures internally (17'10" x 15'3") and has power and light points. There is a full width Yorkshire stone flagged patio to the rear with adjacent lawns which extend into a further larger than average garden which adjoins fields and provides outstanding far reaching views.

## BOUNDARIES & OWNERSHIPS:

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 continue straight ahead onto Wakefield Road. Go up the hill and turn left onto Lascelles Hall Road and follow the road up. The property will be found on the left hand side, clearly identified by a Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

F

## MORTGAGES:

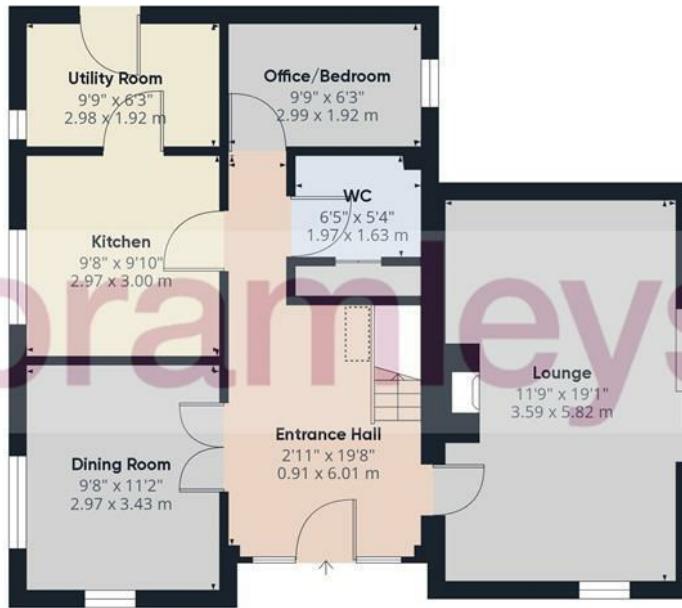
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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





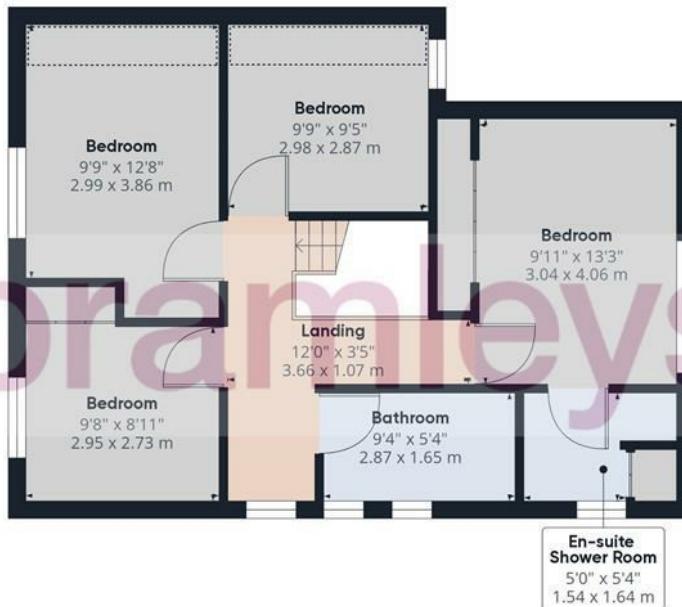


#### Approximate total area<sup>(1)</sup>

1392.02 ft<sup>2</sup>  
129.32 m<sup>2</sup>

#### Reduced headroom

41.19 ft<sup>2</sup>  
3.83 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



#### 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 in situ 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	68
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield

