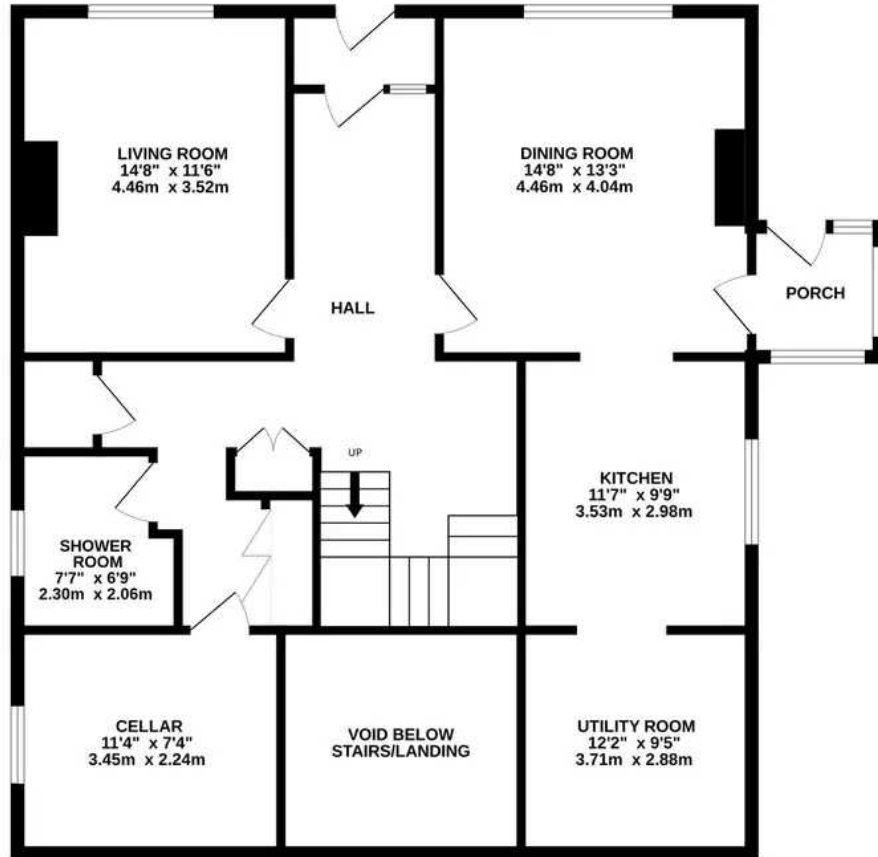




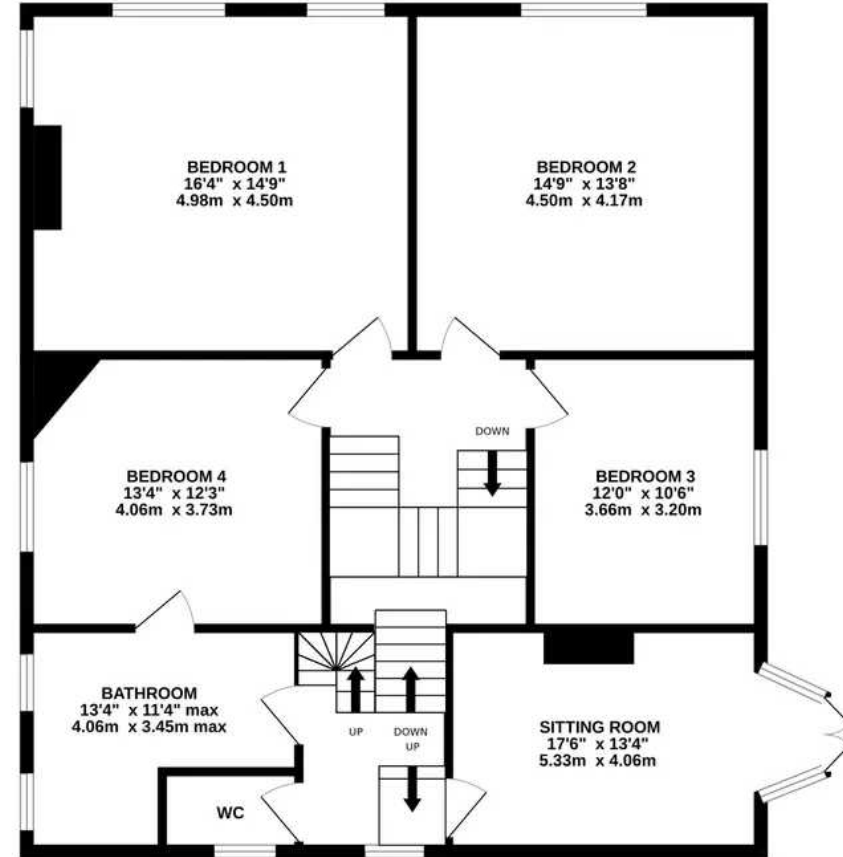
Lamb Hall Road, Longwood, Huddersfield

Offers in Region of **£700,000**

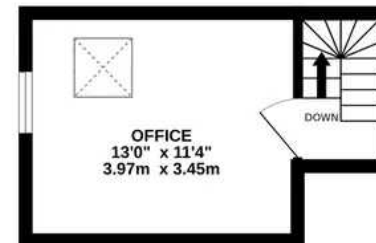
GROUND FLOOR



1ST FLOOR



2ND FLOOR



LAMB HALL ROAD

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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88 Lamb Hall Road

Huddersfield

Standing slightly elevated from the roadside and enjoying a lovely southerly aspect across to Compensation Reservoir within this highly desirable, sought after and picturesque location, 'Longwood Edge' is an appealing mid 19th century semi detached former Mill owners residence offering a generous level of characterful accommodation and standing in circa third of an acre of formal and natural wooded gardens.

Constructed in hammer dressed stone, the house, retaining boundary wall and detached former Coach House (now garage) are all individually Grade II Listed.

Externally there are gardens laid out to front, side and rear with the first floor sitting room having direct access onto the side garden. The former Coach House is now a tandem garage which has a useful mezzanine area above.

The property occupies a semi rural location yet is within easy reach of local shops and just minutes from J23 & J24 of M62.

Council Tax band: F

Tenure: Freehold





Ground Floor

A timber panelled and glazed door opens into an entrance vestibule, from here a timber and glazed door opens into the hallway.

Entrance Hallway

This has lovely fitted leaded and glazed display cupboard with storage beneath, there is also a large cloaks cupboard with bi fold doors and fitted cloaks rail, glazed display niche and staircase rising to the first floor. From the hallway access can be gained to the following rooms:-

Living Room

14' 8" x 11' 6" (4.47m x 3.51m)

This has two sealed unit double glazed sash windows with views over the garden and fields beyond, there is a beamed ceiling with inset downlighters and as the main focal point to the room a fireplace with timber surround, floral tiled inset and home to a coal effect gas fire which rests on a tiled hearth.

Dining Room

14' 8" x 13' 3" (4.47m x 4.04m)

This is situated adjacent to the living room and enjoys a similar aspect through two sealed unit double glazed sash windows, there is a beamed ceiling, three ceiling light points, Karndean flooring and as the main focal point of the room there is a stone fireplace with tiled inset and home to a multi fuel stove which rests on a stone hearth. To one side a timber panelled and glazed door gives access to a side entrance porch, this has timber and glazed windows and roof, quarry tiled floor and a hardwood and sealed unit double glazed door.



Kitchen

11' 7" x 9' 9" (3.53m x 2.97m)

This is located to the rear of the dining room and has a timber and sealed unit double glazed window to the side elevation, inset LED downlighters, pantry with fitted shelving, Karndean flooring and fitted with a range of dove gray shaker style base and wall cupboards, drawers, glazed display cupboard with glass shelving and downlighters, the base cupboards are complemented by overlying Silstone worktops with matching splashbacks, there is an inset one and a half bowl stainless steel sink with chrome mixer tap, Miele four ring gas hob with Elica stainless steel extractor hood over and Miele electric fan assisted oven, Miele combination oven, Bosch dishwasher, integrated fridge. To the rear of the kitchen access can be gained to barrel vaulted utility room.

Utility Room

12' 2" x 9' 5" (3.71m x 2.87m)

With two ceiling lights points, Karndean flooring and fitted with a range of matching grey shaker style base cupboards and drawers with overlying Silstone worktops, there is an inset single drainer stainless steel sink with chrome Monobloc tap, integrated freezer and integrated washing machine. There is a Worcester Bosch gas fired central heating boiler.



Simon Blyth

ESTATE AGENTS



Shower Room

6' 9" x 7' 7" (2.06m x 2.31m)

This has an automated light, inset LED downlights, extractor fan, timber and sealed unit double glazed windows, tiled floor, part tiled walls which are floor to ceiling in sections, ladder style heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome Monobloc tap and shaver socket, wall hung w.c. with concealed cistern and tiled shower cubicle with glass door and with fixed rainwater shower head and separate hand spray.

Ground Floor Keeping Cellar

With stone flagged floor, stone tables, storage niches and having a covered well, light and power.



First Floor

Half Landing

With Victorian Laylight glazed ceiling. To the right hand side a staircase leads to a landing which has Heritage double glazed patent pitched roof which floods this area with natural light. There is a further window to the rear wall which has coloured sections and a tiled inset and is used for displaying plants. There is also a staircase with useful storage beneath rising to a study situated over the bathroom. From the landing access can be gained to the following:-

Sitting Room

17' 6" x 14' 2" (5.33m x 4.32m)

This has a bay which is glazed floor to ceiling and incorporates French doors all of this provides the room with an abundance of natural light and gives direct access to the side garden and with some lovely far reaching views. There is beautiful decorative ceiling rose, ceiling coving and picture rail and as the main focal point of the room there is a polished carved mahogany fireplace with tiled inset and with a working fire.

W.C.

6' 6" x 3' 8" (1.98m x 1.11m)

With timber and sealed unit double glazed window, inset ceiling downlighters, heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome Monobloc, tiled splashback and wall hung w.c. with concealed cistern.



Bathroom

11' 4" x 13' 4" (3.45m x 4.06m)

This can be accessed either from bedroom four or from the landing and has timber and sealed unit double glazed windows, inset ceiling downlighters, fitted linen cupboard and fitted with a five piece suite comprising double ended bath with tiled surround, wall hung hand wash basin with chrome mixer tap, wall hung w.c. with concealed cistern and corner shower cubicle with chrome shower fitting.

Bedroom Four

13' 4" x 12' 3" (4.06m x 3.73m)

A double room with timber and sealed unit double glazed windows, window seat, corner decorative fireplace with cast iron inset and ceiling light point.

Bedroom Three

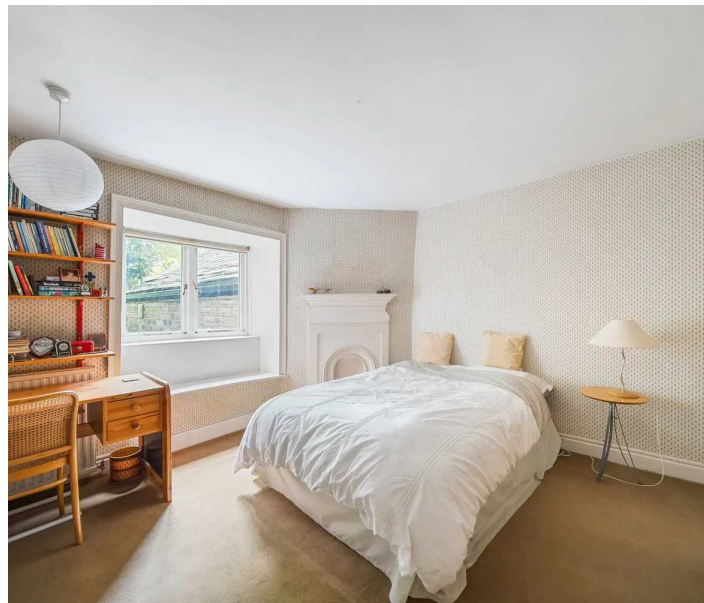
10' 6" x 12' 0" (3.20m x 3.66m)

A double room with timber and sealed unit double glazed windows looking out over the side garden, there is a ceiling light point, in one corner a hand wash basin with cupboard beneath and tiled splashback, shaver socket and loft access with a retractable aluminium ladder leading a very useful boarded loft.

Bedroom Two

15' 4" x 13' 8" (4.67m x 4.17m)

A double room with timber and sealed unit double glazed windows enjoying some lovely views across surrounding countryside, there is a ceiling light point, pedestal wash basin with tiled splashback and as the main focal point of the room there is an decorative cast iron fireplace with tiled inset and hearth.



Bedroom One

14' 9" x 16' 4" (4.50m x 4.98m)

This is situated adjacent to bedroom two and has three timber and sealed unit double glazed sash windows which provide plenty of natural light and enjoy some lovely views across surrounding countryside, inset ceiling downlighters and decorative coal effect cast iron fireplace which rests on a tiled hearth.



Second Floor Office

13' 0" x 11' 4" (3.96m x 3.45m)

This is situated directly above the bathroom and has a pitched beamed ceiling with Velux double glazed window, there is a timber and sealed unit double glazed window to the gable and having fitted louvre door cupboards, drawers and shelving.



Garden

To the front of the property there is a stone flagged pathway which provides access to the main entrance. In front of the pathway there are planted trees and shrubs, barley twist border and wrought iron railings. To the side there is a flagged and stone cobbled pathway which leads to a beautiful side garden which has lawned areas, rockery, trees, flowers, shrubs. The upper section can be accessed directly from the french doors in the sitting room. There is a stone flagged patio, ornamental pond and running across the rear elevation there is a large timber and glazed greenhouse 29'5" x 9'2" (8.96m x 2.79m) This currently houses grape vines and is also a pleasant place to sit and enjoy the wonderful aspect. At the far end of the greenhouse there is a door giving access to a garden store which can also be accessed externally and this measures 6'0" x 8'2" (1.82m x 2.48m) and has power and light. Across the rear of the property there is a flagged pathway with planted shrubs to the borders and a timber hand gate which provides access to the upper garden. The upper garden is a natural wooded garden with a variety of mature trees, flowers, shrubs and pathways.



Driveway

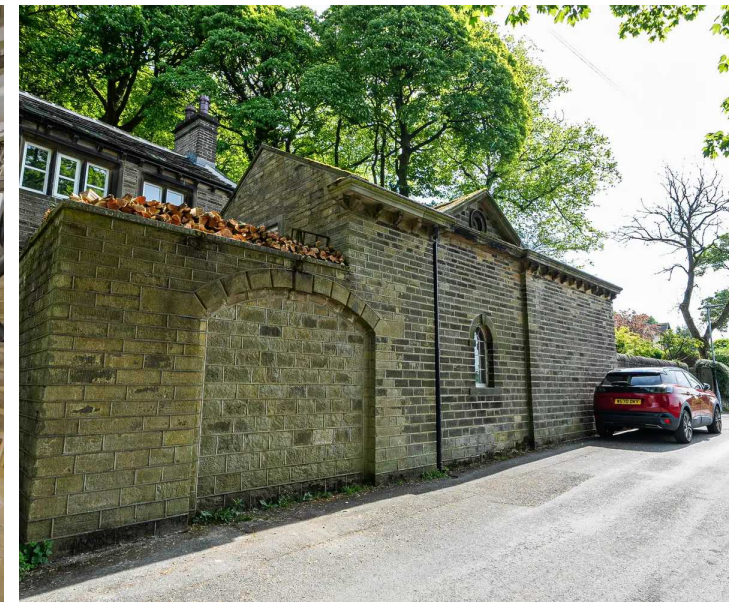
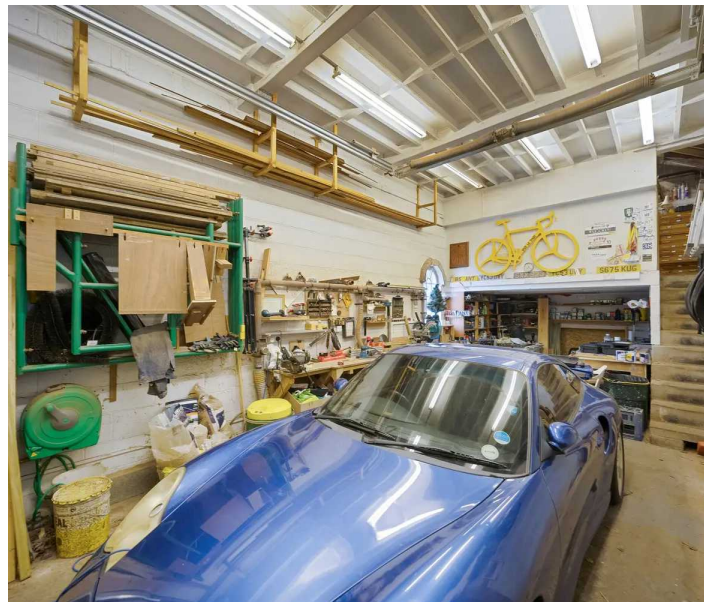
There are stone gateposts which lead onto a stone cobbled driveway which accesses the main door of the garage and provides separate access to number 86.

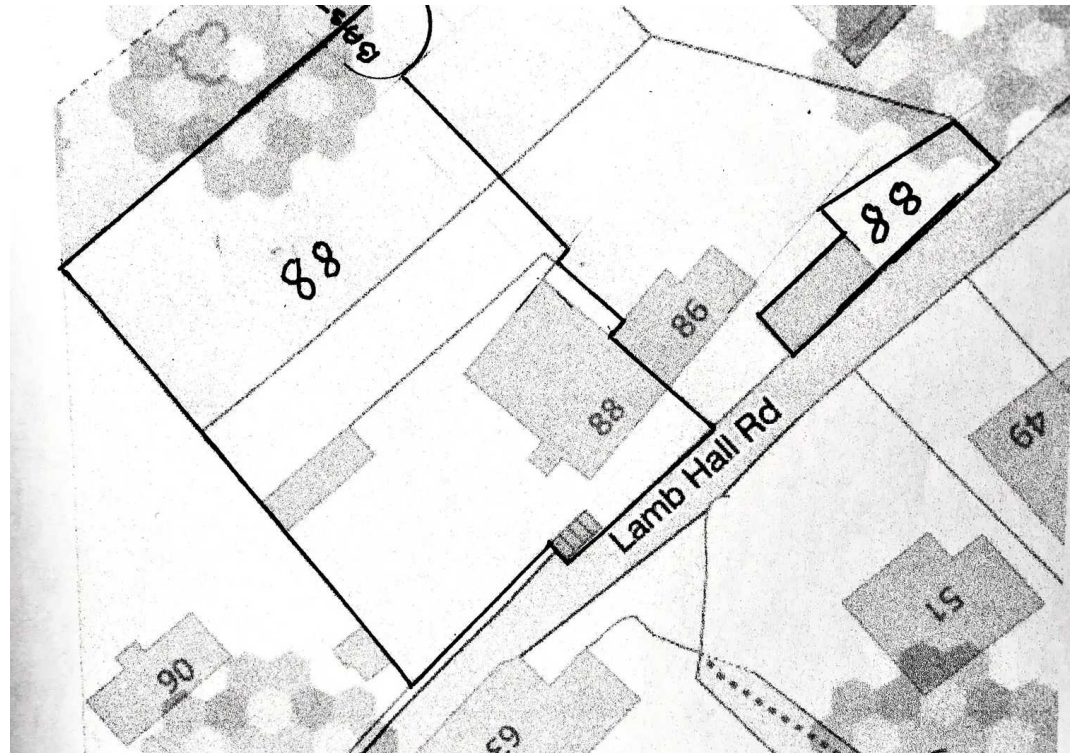
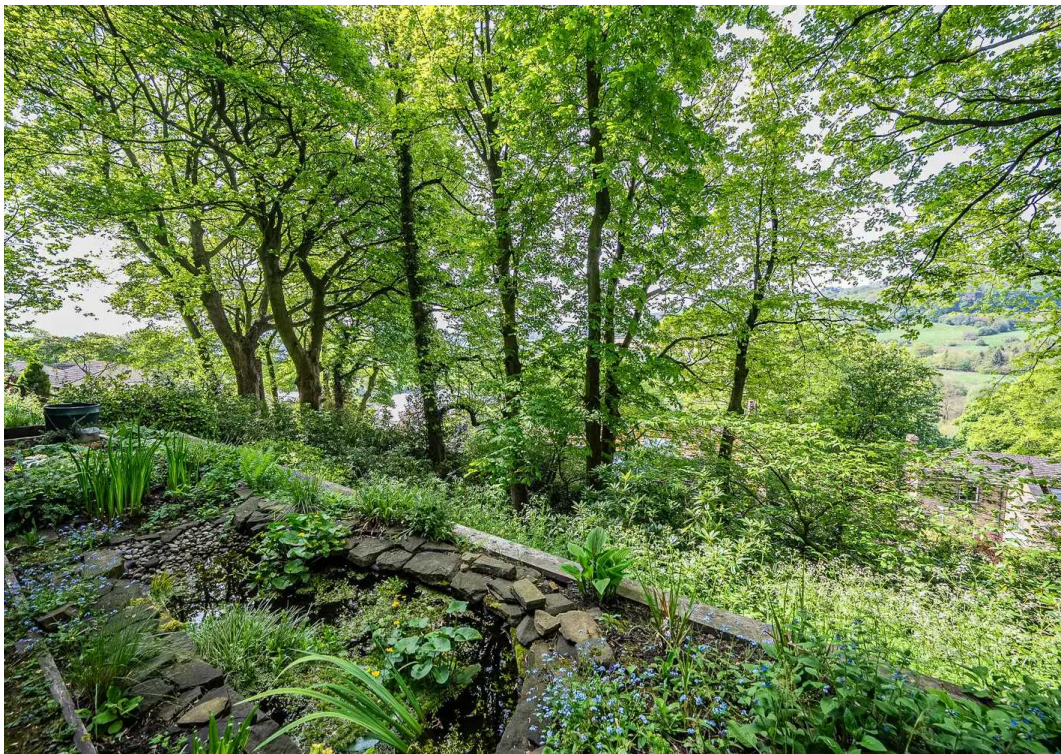
Tandem Garage

Is 30'3" x 13'3" (9.22m x 4.03m) as the dimensions indicate this is a generous space which is large enough to fit two cars one behind the other. There is a particularly tall electric sectional garage door which is approximately 11'6" (3.50m) in height, there is a courtesy door to one side and window to two elevations. There is light, water and at the far end of the garage there is a single drainer stainless steel sink with hot and cold water and useful storage cupboards beneath together with a low flush w.c. To one side stone steps rise to a useful mezzanine area which measures 8'6" x 13'2" (2.59m x 4.01m), there is a window to the gable, power and light. The garage has a 3 phase electrical supply and fuse board with sufficient capacity to allow the installation of an electrical vehicle charging point.

Directions

Using satellite navigation enter the postcode HD3 3TJ





Additional Details

The property has a gas central heating system The property has timber sealed unit double glazing The property has a security alarm and CCTV

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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