

33 Lascelles Hall Road,  
Lascelles Hall HD5 0BE

£230,000



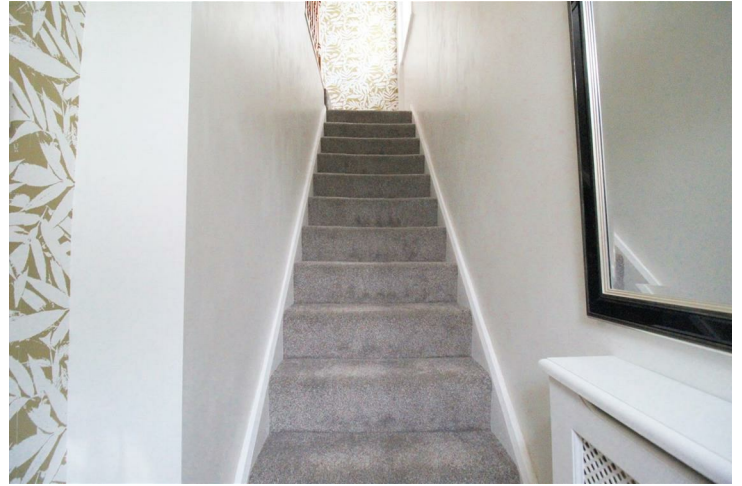
**\*\* IDEAL FOR A PROFESSIONAL OR RETIRED COUPLE \*\*** IS THIS THREE BEDROOM SEMI DETACHED PROPERTY WHICH BOASTS A FITTED KITCHEN AND DINING AREA, SPACIOUS LOUNGE WITH WOOD BURNING STOVE AND A BEAUTIFULLY LANDSCAPED COTTAGE GARDEN TO THE REAR AND OFF STREET PARKING TO THE FRONT.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a part glazed timber door into this welcoming entrance hallway with varnished pine flooring underfoot. There is space to remove outdoor coats and shoes, a staircase ascends to the first floor landing and a door leads through to the lounge.



## LOUNGE 13'11" max x 12'5" max

Positioned to the front of the property is this well proportioned lounge boasting a large window that allows natural light to flood the room. Decorated tastefully this room has space for living room furniture, two alcoves and the focal point being an inset fireplace with slate hearth and stone mantle housing a wood burning stove. Varnished pine flooring flows underfoot and a door leads back through to the entrance hall and to the dining kitchen.



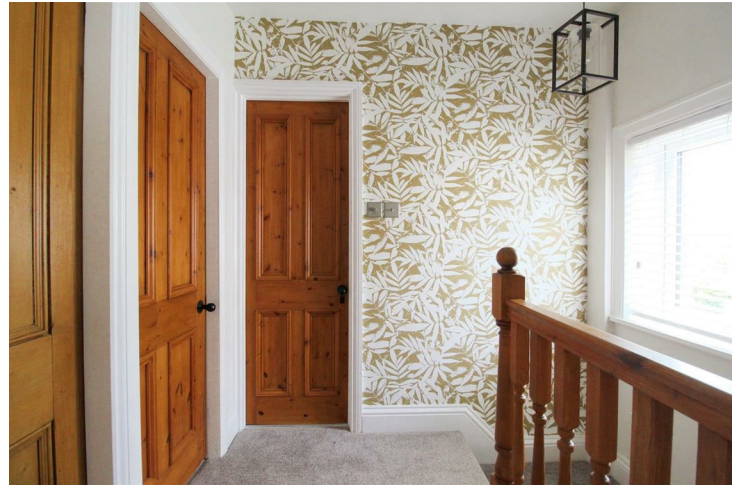
### **DINING KITCHEN 17'4" max x 8'6" max**

Spanning the rear of the property is this stylish and open plan dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of pebble grey gloss wall and base units with contrasting work surfaces and inset sink with mixer tap over. Integrated appliances include an electric oven and hob with concealed extractor fan, fridge freezer, washing machine and dishwasher. The kitchen has been cleverly designed to include a breakfast bar area which provides space for informal dining with extra storage underneath. There is space for extra freestanding furniture or dining table if desired, spotlights to the ceiling and white tile flooring underfoot completes the look. A rear facing window gives views over the garden and doors lead through to the lounge, downstairs storage cupboard, ideal for storing household items and an external newly fitted composite door which leads out to the rear of the property.



### **FIRST FLOOR LANDING**

A staircase with carpet ascends to the first floor landing with a side facing window, loft hatch with retractable ladders and doors lead through to the three bedrooms and bathroom.



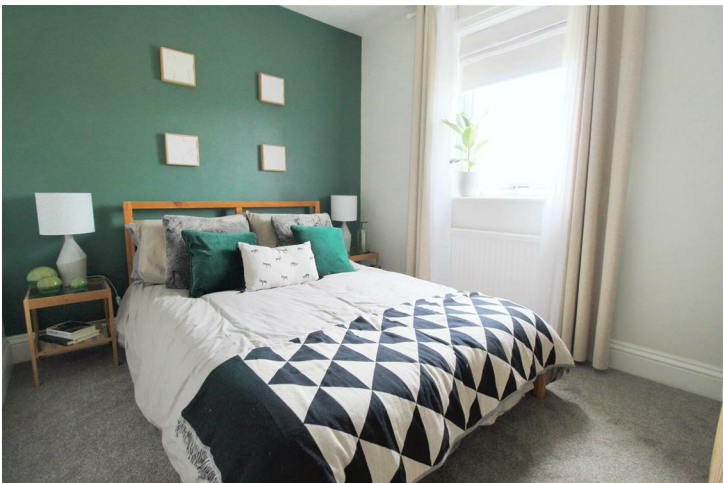
### **BEDROOM ONE 11'1" max x 10'2" max**

Located at the front of the property is this neutrally decorated and generous size double bedroom with carpet underfoot, ample space for freestanding bedroom furniture, light and airy courtesy of the front facing window giving a view of the front garden, street scene beyond and a door leads through to the landing.



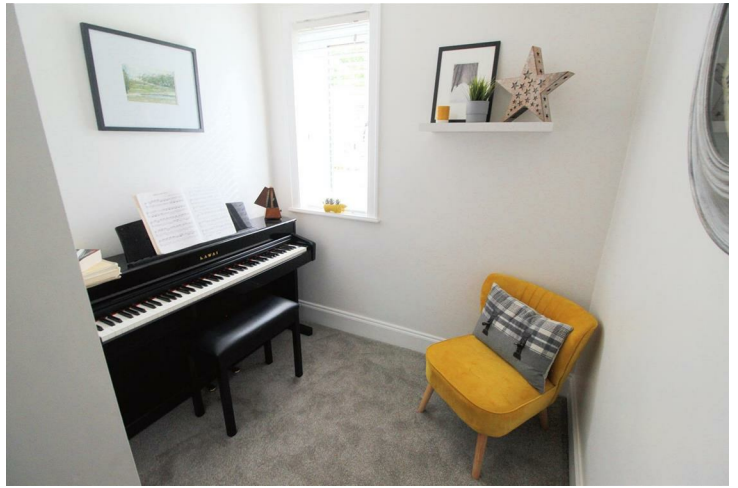
### **BEDROOM TWO 9'10" max x 8'7" max**

Another beautifully decorated double bedroom with carpet underfoot, positioned at the rear of the property and overlooking the garden with far reaching countryside views beyond. There is space for freestanding furniture and a door leads through to the landing.



### **BEDROOM THREE 8'2" max x 6'10" max**

This bright single bedroom is currently used as a music room, has space for freestanding furniture, carpet underfoot and is positioned at the front of the property overlooking the garden and street scene beyond. A door leads through to the landing.



### **BATHROOM 7'1" apx x 4'10" apx**

This attractive bathroom is partially tiled and comprises of a three piece white suite including a bath with waterfall shower above and glass screen, low flush W.C, vanity hand wash basin, chrome heated towel rail, rear obscure window, laminate flooring underfoot and spotlights to the ceiling complete the room. A door leads through to the landing.



### **REAR GARDEN**

Accessed from the dining kitchen and a timber gate at the side of the property is this beautifully landscaped cottage garden with a lawn and decorative patio areas ideal for outdoor dining and entertaining with space for garden furniture. The garden is enclosed by timber fencing and well maintained plants, shrubs and bushes.



**EXTERNAL FRONT**

To the front of the property is off street parking.





### **\*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 B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Off Street Parking

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**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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.

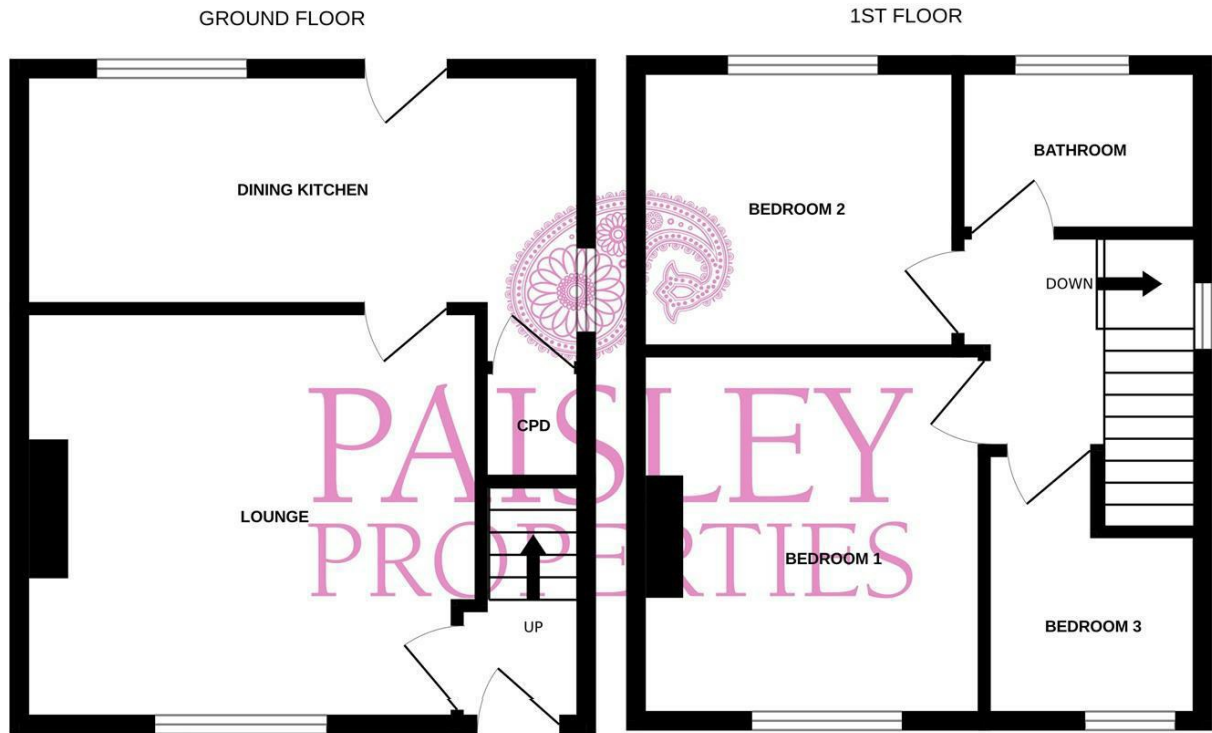
## **MORTGAGES**

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.

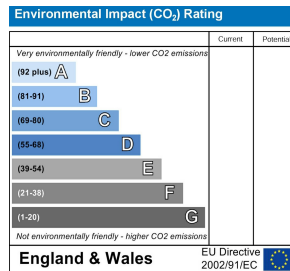
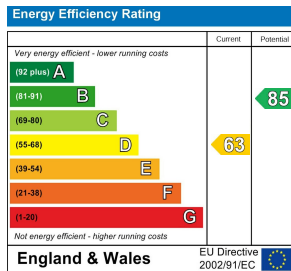
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

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.



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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