



**66 LAMB HALL ROAD
LONGWOOD
HUDDERSFIELD
HD3 3TJ**

Looking for flexible accommodation to suit your family? Do you enjoy village life, within a peaceful location, surrounded by countryside? Would you like to sit and enjoy stunning views whilst enjoying your favourite beverage? Do you also want to be within a few minutes of local schools, the town centre, the hospital or the M62 motorway? You can have it all on Lamb Hall Road. Just a couple of minutes from New Hey Road and yet within an idyllic location is this flexible detached home. With a split level design we can see it appealing to a wide variety of different situations. If you need a bungalow, this offers living across one and a half floors, just a few steps between the two, but if you're looking for a house for your family, include the lower ground floor and you have a great house over two levels. Those with different needs can also be accommodated, with the option for a suite for a semi-dependent relative to the lower ground floor, whilst the size of the grounds and the large detached garage offer the scope for further development such as an extension, subject to planning consent and building regulations approval. The real feature of this property is the view, far reaching over local countryside.

£500,000

ENTRANCE HALL

A central hallway which has a few steps up to the bedroom level and a few steps down to the utility room.

L shaped LIVING ROOM

7.37 x 3.74 plus 3.82 x 3.18 (24'2" x 12'3" plus 12'6" x 10'5")

A large family room which has plenty of space for dining and lounge areas. A dual aspect room to take in those spectacular views, the room would easily divide into two separate rooms if you would prefer, but with this space we can see family and friends gathering here for parties and special occasions. There is an ashlar stone fireplace which houses a fire grate which is not currently in use.



UTILITY ROOM

2.59 x 1.74 (8'6" x 5'9")

Fitted with a range of base and wall units to work surfaces, with plumbing for a washing machine.



KITCHEN

3.65 x 3.02 (12'0" x 9'11")

A lovely kitchen which has room for a breakfast table. The kitchen is extensively fitted with high gloss base and wall units, with matching drawers and granite work surfaces and returns. In addition to the inset sink unit we have integrated appliances including a four ring in line hob to canopy hood, an electric oven, a combination microwave oven, a fridge freezer and a dishwasher.



SUN LOUNGE

4.40 x 2.60 (14'5" x 8'6")

A lovely space, and we would spend much of our time here if this was our home, with the doors open to the terrace... We also feel this lower floor could offer the potential for a separate suite.



PLAY ROOM/HOME OFFICE

3.29 x 2.28 (10'10" x 7'6")

You may wish to put in a window and convert this to a bedroom or include it as part of a suite for a semi-dependent relative, along with the sun lounge, but it's a useful space as it is, and would make a great space to work from home, as a work out room or a play room for the kids.



BEDROOM ONE

5.17 x 3.60 narrowing towards en-suite (17'0" x 11'10" narrowing towards en-suite)

A good sized bedroom which has been fitted with an extensive range of wardrobes with central dresser and bedside drawers.



EN-SUITE

Fitted with a low level WC and a wash basin set into a vanity unit with display cupboards to tiled walls and floor, and with a heated towel rail. The shower enclosure is situated just outside the en-suite.



BEDROOM TWO

3.57 x 2.95 (11'9" x 9'8")

A good sized second bedroom, fitted with a range of wardrobes. A lovely feature is the triangular window with far reaching views.



BEDROOM THREE

3.58 x 3.02 narrowing to 2.10 (11'9" x 9'11" narrowing to 6'11")

Another good sized room, with a range of fitted wardrobes and drawers.



FAMILY BATHROOM

Fitted with a three piece white suite consisting of a low level WC, a wash basin and a spa bath with whirlpool jets and shower wand to fully tiled walls and tiled floor, and with a chrome heated towel rail.



OUTSIDE

Very private gardens, good sized, with a large lawn interspersed with flowerbeds and shrubs. There are some really nice seating terraces, ideal for sitting out and taking in the views, a real sun-trap in the summer. With the space here it's easy to imagine extending, subject to any planning consent and building regulations approval. Of course a great feature of the property is the view down to the lake and up across the hills, taking in Outlane Golf Course, and the spire of Golcar Church visible in the distance.



DETACHED DOUBLE GARAGE

6.55 x 5.56 (21'6" x 18'3")

Accessed through an electrically operated door, with light and power, and with a pedestrian door inside the house gates, making a nice and secure entrance. With the roof accessed from the gardens we wonder if you might create a room or suite above the garage, perhaps an office or a guest suite...



TERRACES



ADDITIONAL INFORMATION

Tenure: Freehold.
Kirklees Council.
Council Tax Band: E.

DIRECTIONS

From Huddersfield follow the A640 Trinity Street, following signs for the M62 West. Proceed straight ahead at the roundabout into Westbourne Road and again at the next roundabout into New Hey Road. Keep on this road until you pass Salendine Nook High School and New College. Upon reaching Sainsbury's on the right hand side turn left into Raw Nook Road Road. At the end of the road turn left into Gilead Road and travel down the hill to The Dusty Miller pub. Turn right into Lamb Hall Road and the property can be found some way along on the right. Postcode: HD3 3TJ.

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

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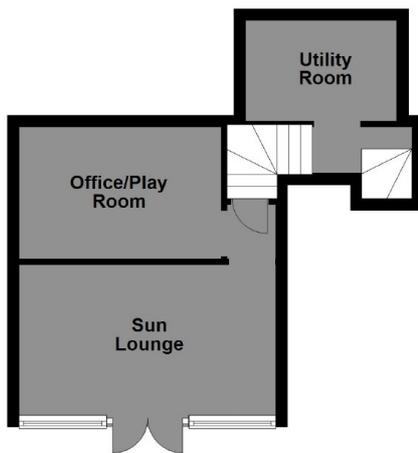
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Energy Efficiency Rating

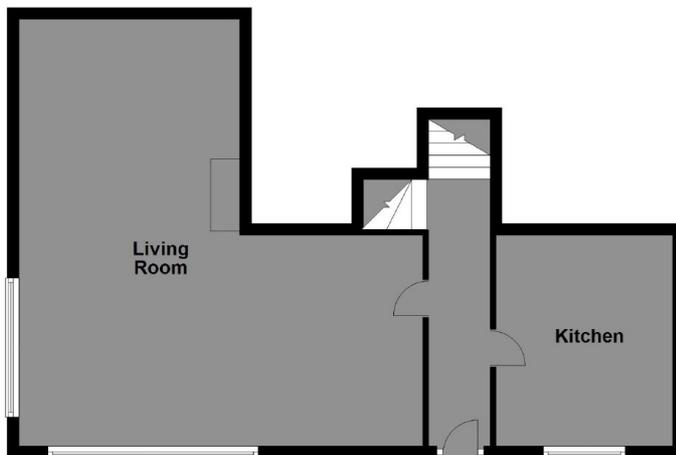
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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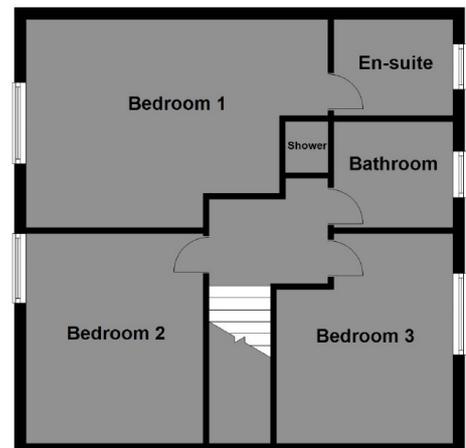
Lower Ground Floor



Upper Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.