



Wm Sykes
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PRESTIGE

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THE GABLES

33 LADYHOUSE LANE ~ HUDDERSFIELD ~ HD4 7QD

£550,000

This outstanding detached property enjoys a pleasant elevated location which offers good accessibility for amenities yet enjoys countryside walks from the doorstep. Behind the traditional Edwardian façade is a quite surprising modern architect designed home which offers flexible accommodation with 4 different living spaces and 4 bedrooms extending to over 2300 square feet.

- Traditional detached house built 1914
- High quality contemporary renovation
- Flexible accommodation of 2300 sqft
- 2 living rooms and open plan dining kitchen
- 4 bedrooms, bathroom and shower room and additional lower ground floor suite
- Detached double garage with terrace over
- For sale with no upper chain
- Energy rating 58 (Band D); Council tax band E

About The Gables

The property bears an original date stone of 1914, built at the end of the Edwardian period and bears many of the traditional features of the time including high coved ceilings, deep skirting boards and ceiling roses. The property was subsequently refurbished circa 2007 with great care taken to retain the original integrity of the building whilst creating light modern living spaces.

It is of traditional stone built construction beneath a beautiful rosemary tile roof which was replaced at the time of the refurbishment works. The property is also extended to the rear which in turn has opened up the lower ground floor space to create a flexible living / studio space and garden room.

The property is entered via a hardwood entrance door the hallway which features stairs to the upper and lower floors. There are two living rooms here both being of good proportions. The kitchen is fitted with an excellent range of modern fittings and is open plan to a further living / dining room at the rear of the house. Oak flooring is laid throughout this level.

The staircases are wonderfully enclosed within a bay to the side of the building. On the first floor you will find 4 good sized bedrooms served by a bathroom and shower room. At lower floor level the accommodation continues and features a utility room plus 2 inter-connecting rooms which could meet a variety of uses such as a music / cinema room and garden room.

From the garden room glazed sliding doors open out to the attractively landscaped outdoor space which is designed to be low maintenance. Steps from here lead up to a timber decked terraced seating area above the garage. The garage itself is accessed via a right of access over the adjacent private driveway and has ample space to park 2 cars with additional storage space too.



Ladyhouse Lane is a popular residential location which offers convenient access to the centre of Huddersfield and many other amenities close to hand, in nearby Honley and Holmfirth. There are excellent rural walks from the doorstep, notably up the hill towards the iconic Castle Hill. Berry Brow railway station is also located within walking distance providing access to Huddersfield, Leeds and Sheffield.





Accommodation

GROUND FLOOR



Entrance Hall

The property is entered via a hardwood entrance door which leads into the entrance hall. The hall features a solid oak floor with a feature staircase set into a side facing bay window leading to the first floor and a downstairs WC to the right. A further staircase leads to the lower ground floor.



Lounge 4.27m x 3.65m (4.90m max) (14'0" x 12'0" (16'1" max))

Another good sized living room the key feature of which is the large bay window to the side elevation which provides pleasant views. It also features solid oak flooring, central heating radiator and an original slate, feature fireplace, with living flame gas fire.



Kitchen 4.09m x 2.59m (13'5" x 8'6")

Open plan kitchen with bespoke high gloss units with German fittings including soft drawer closures, feature polished stone work-surfaces, inset 1 1/2 bowl stainless steel sink unit with mixer tap, stainless steel AEG kitchen appliances including integrated dishwasher, double oven, microwave, fridge freezer and ceramic touch sensitive hob with stainless steel extractor unit feature glass splash back, solid oak flooring, windows to the side and a side entrance door. The kitchen opens into a stunning living / dining space at the rear of the property.



Living Room / Study 3.64m x 3.93m (11'11" x 12'11")

A large reception room with windows to both front and side elevations, central heating radiator and solid oak flooring.



Living / Dining Space

6.43m x 3.04m (21'1" x 10'0")

This stunning open plan space is open to the kitchen can also be accessed from the main living room. It features windows to both sides and the rear elevation which take advantage of the pleasant outlook. It features solid oak flooring and two central heating radiators.

LOWER GROUND FLOOR

Accessed via a staircase from the main hall the lower level features ceramic tiling throughout. At the bottom of the stairs there is a hall area which features built in storage.

Utility Room

2.14m x 1.82m (7'0" x 6')

With built in units, 1 1/2 bowl sink unit, plumbing for washing machine and space for tumble drier.



Games Room

4.60m x 4.05m (15'1" x 13'3")

Suitable for a number of uses such as studio, music room or games room. Featuring a tiled floor and inset spotlights to the ceiling, central heating radiator. A built in cupboard houses the central heating boiler. Opens into the garden room.





Garden Room 6.20m x 3.33m (20'4" x 10'11" (9'7" min))

A delightful room which features full height windows and glazed sliding doors opening onto the terrace at the rear of the property. With inset spotlights to the ceiling, tiled floor and central heating radiator.

FIRST FLOOR



Landing

Accessed via a staircase from the first floor which is set into a tall bay window with windows to the side elevation.



Bedroom 1 3.63m x 3.65m (11'11" x 12'0")

A generous double bedroom which features a window to the front enjoying the pleasant outlook and central heating radiator.



Bathroom 2.55m x 1.99m (8'4" x 6'6")

Located alongside the master bedroom so therefore fulfilling the purpose of an en-suite. It features a four piece suite in white comprising of a low flush wc, pedestal washbasin, panel bath and recessed shower cubicle. With fully tiled walls, feature towel radiator, shaver point and obscure glazed window to the side.





Bedroom 2 3.66m x 4.28m max (12'0" x 14'1" max)
A good sized double bedroom with window to the side elevation and central heating radiator.



Bedroom 3 3.69m x 3.05m (12'1" x 10')
Another double bedroom with dual aspect windows to the side and rear, central heating radiator.



Bedroom 4 3.02m x 2.59m (9'11" x 8'6")
A 4th double bedroom which features a window to the rear, central heating radiator, and large roof light with remote integral blind.



Shower Room 3.91 m x 1.51m (12'10" x 4'11")
A beautifully presented house bathroom which features twin washbasins mounted upon ceramic topped washstands, low flush wc, shower cubicle, tiled walls, oak wood flooring, window to the side, extractor, shaver point and feature towel radiator.

OUTSIDE



To the front of the house there is a low maintenance garden with a path running down the side of the house and steps down to a paved area outside the garden room – steps from here lead up to the Terrace. There is a right of access over the private driveway at the side leading to the double garage. There are external water and electricity points.



Garage

A spacious double garage with remote operated roller door.



Terrace

Steps from the patio lead up to the timber decked seating area with glass balustrading located over the garage.

Additional information

The property is Freehold. Energy rating 58 (Band D). Council tax band E.

Our online checks show that Ultrafast Full Fibre Broadband (Fibre to the Premises FTTP) is available and mobile coverage is likely at this postcode depending on provider.

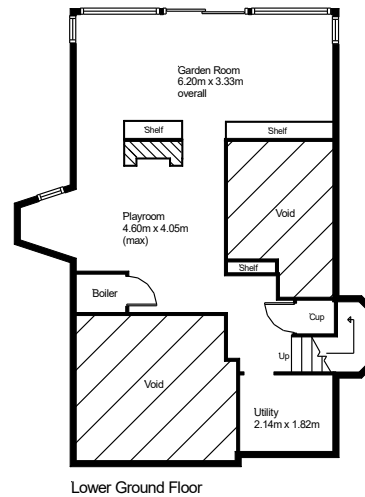
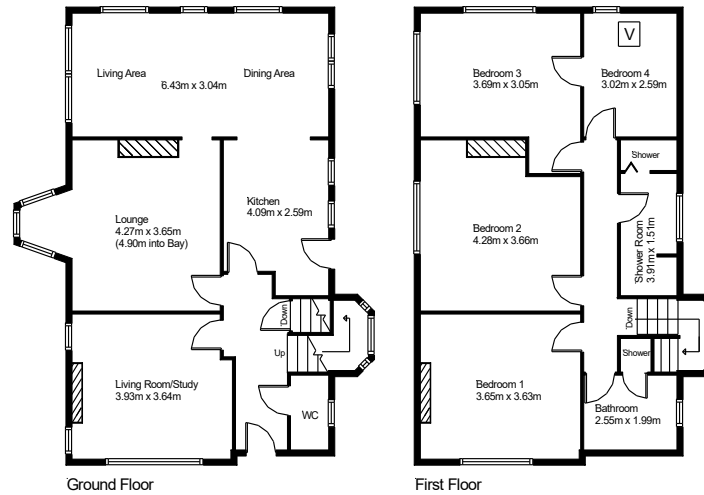
Viewing

Strictly by appointment with Wm Sykes & Son.

Location

Berry Brow is found on the A616 between Huddersfield and Holmfirth. At the crossroads in the centre of the village turn up Waingate (Opposite Laxmi restaurant) and continue under the Railway Viaduct then take the second right onto Ladyhouse Lane (towards Hall Bower and Castle Hill). The property will be found on the left hand side.

The Gables, 33 Ladyhouse Lane, Berry Brow



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paul@sueandpaul.freemove.co.uk

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Holmfirth
38 Huddersfield Road, Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road, Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

wmsykes.co.uk

Wm Sykes
& SON EST. 1866
P R E S T I G E