Wm Sykes & SON EST. 1866

Offers in the region of

£315,000



Hill Crest, 35 Ladyhouse Lane, Berry Brow

An attractive individual stone built three-bedroom detached period home offered for sale with no upper chain boasting an array of period features, impressive views to the rear and lower ground floor rooms and garage offering the potential of further scope. Ladyhouse Lane is an admired location with an eclectic mix of neighbouring properties enjoying an elevated position taking advantage of the valley views. The accommodation briefly comprises: entrance hallway, lounge, dining room, kitchen, lower ground floor garage, store and utility room, first floor landing, three bedrooms and bathroom. The property has not been sold for a number of generations and can only be fully appreciated and understood by an internal inspection.

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Accommodation

GROUND FLOOR





Entrance Hallway

Access is gained by a double-glazed door with inset period style double glazing with leaded sections. The entrance hallway has a number of period features including a delph rail and coving to the ceiling. Here there is a central heating radiator, storage cupboard immediately to the left, stairs rise to the first floor with period panelling and a further double-glazed window to the side.



Lounge 12' 6" x 11' 4" max

Located to the front of the property with a living flame effect gas fire set within a marble surround and raised hearth, there are double-glazed windows to the front and a central heating radiator.



Dining Room 12' 6" x 12' 10" max plus bay

To the rear and enjoying the views courtesy of the bay window which is part single glazed and has part secondary glazing. There is a living flame gas fire set within a period style surround and a built-in glazed cabinet to the left-hand side of the chimney breast.

Please Note

There is a mobility walk in bath fitted in the corner of the dining room. The vendor has assured us that this will be removed prior to any legal completion. The photograph shows the room without the bath.





Kitchen

Kitchen 8'10" x 5' 9" max

The kitchen is open to the hallway courtesy of an archway and there are units to the high and low level, a stainless-steel sink unit with mixer tap over, gas cooker point, central heating radiator and space for a fridge and freezer. The room has a double-glazed external access side door, alarm control panel and double-glazed window offering views similar to that of the dining room.

FIRST FLOOR





Landing

As you ascend the stairs there is a bay window and here there is secondary glazing. The first-floor landing has doors leading off.



Bedroom 1 **12' 6" x 11' 8" max**

Located to the front of the property with a central heating radiator and double-glazed windows offering a front garden aspect and views beyond. Here there are built-in wardrobes.





Bedroom 2 **12' 6" x 11' 6" max**

Located to the rear of the property again with fitted wardrobes and some storage to the left-hand side of the chimney breast, central heating radiator and window offering views over the property's rear garden and beyond.





Bedroom 3 **7' 10" x 5' 9"**

The smallest of the bedrooms with a double-glazed window, over stairs storage and central heating radiator. Here there is high level entry into the loft space.



Bathroom **8' 1" x 5' 9"**

Comprising of a four-piece suite in white including low-level flush WC, pedestal hand wash basin, panel bath and separate curved fronted shower cubicle. The room has an extractor fan, obscure double-glazed window and a towel rail style radiator.





LOWER GROUND FLOOR

From the kitchen stairs descend to the lower ground floor where there is an inner lobby area which has a built-in storage cupboard under the stairs and a period safe which we understand there are keys available. From here doors lead off to two rooms and into the garage. The rear room has an external access door which is of restrictive head height, there is an obscure double glaze window, stainless steel sink unit with storage beneath as well as plumbing for an automatic washing machine. The room is home to the property gas fired central heating boiler and a small door gives access through to a limited head height room suitable for storage. The first room as you come down the stairs again is suitable for storage has built in shelving and there is power and water and it is home to the main fuse board. Buyers may consider the potential of the lower ground floor to extend the accommodation or create a home work space (subject to consent and works)



Garage 16' 4" x 12' 3" max

The garage has a built-in workbench with storage, there is an electric upper garage door. There is built-in shelving, power lighting and a central heating radiator as well as a small double-glazed side window.

OUTSIDE



Gardens & Driveway

To the front of the property from Ladyhouse Lane there is a period style gate which gives access to a path which leads the front door. There is established planting to the left and the right as well as hedging and a path leads down to the right-hand side of the property. The drive is suitable for the parking of one car and gives access to the mentioned garage. There is established planting to the left and a path leads down the side and to the rear. Immediately to the rear of the property, there is a good sized crazy paved patio area where steps rise up to the other side of the property. There is established planting throughout the garden and it is a great space for the extension of family life, enjoying the views or outside entertaining. From here steps lead down to a lower area which is predominantly lawned with established hedging.







Gardens

Additional Information

The property is Freehold; Energy rating 54 (Band E); Council tax band D.

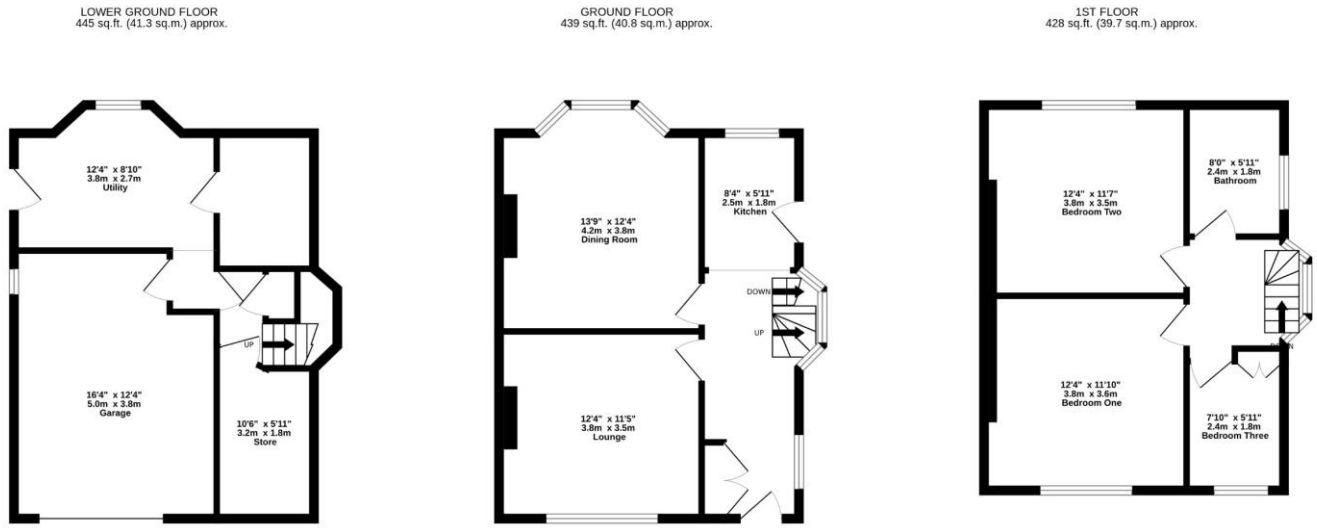
Our online checks show that Fibre to the Premises broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

Viewings

By appointment with Wm Sykes & Son.

Directions

Berry Brow is found on the A616 between Huddersfield and Holmfirth. At the crossroads in the centre of the village turn up Waingate 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.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.

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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