



37/39 Lamb Hall Road, Longwood

Guide Price: £300,000

No. 37 & 39 Lamb Hall Road are 2 individual homes contained within 1 building but not your usual pair of semi-detached properties as this pair are laid out in parts over and under each other as you can see from the floor plan. The owner informs us that the property was built by her family in the 1960s. The building occupies a great position along this very well-regarded residential street with absolutely stunning views to be had to the rear. In addition to the garden area at the front, they now come with garden areas and an extra parcel of land to the rear (shown edged red on the attached plan). They are ideal for an investor looking to add to their rental portfolio, or perhaps for someone interested in making it all one property or perhaps apply for demolition of the existing building and seek planning permission to create a new home.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite

Britannia Mill, Britannia Road,
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01484 847 700
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Accommodation

No.37

GROUND FLOOR



Entrance Hallway

With access to:-



Bedroom 2

7'1" x 6'11"

A single bedroom or home office space having a window to the front.

A half flight of stairs take you down to the remainder of the accommodation as follows.

LOWER GROUND FLOOR

Hallway

With access to a useful store cupboard.



Lounge

11'11" x 11'11"

Having a gas fire with tiled surround, glazed door with windows both sides providing fabulous views and access out to steps taking you down into the gardens.



Kitchen

8'5" x 6'10"

Fitted with a range of wall and base units which have worksurfaces over incorporating a stainless steel sink with mixer tap. There is a 4-ring ceramic hob with extractor hood over, electric oven, integrated fridge/freezer, space & plumbing for a washing machine, tiled splashbacks, wood effect flooring, and window to the side.



Bedroom 1 **12'0" x 11'10"**

A double bedroom enjoying the most amazing views over the gardens, across the reservoir and far beyond.



Bathroom

Fitted with a cast iron bath with electric shower over, low flush w.c., and pedestal wash basin. There is a linen cupboard which also houses the central heating boiler, and there is a frosted window to the side.

No.39

GROUND FLOOR



Entrance Hallway

With access to:-



Bedroom 2 **7'1" x 7'0"**

A single bedroom or home office space having a window to the front.

A half flight of stairs take you up to the remainder of the accommodation as follows.

FIRST FLOOR

Hallway

With a frosted window to the front, and access to a useful store/pantry which also has a frosted window to the front.



Lounge

12'0" x 11'11"

Having a gas fire with tiled surround, and sliding patio doors take you out onto a balcony from where you can enjoy the most amazing views across the reservoir and for miles beyond.



Kitchen

8'1" x 6'11"

Fitted with a range of units and worksurfaces which incorporate a sink with mixer tap. There is a 4-ring electric hob with extractor hood over and oven beneath, integrated fridge/freezer, space & plumbing for a washing machine, tiled splashbacks, window to the side, and wood effect flooring.



Bedroom 1

11'11" x 11'11"

A good sized double bedroom again enjoying those fabulous views to the rear.



Bathroom

Fitted with a panelled bath with electric shower over, pedestal wash basin, and a low flush w.c. There is a frosted window to the side, tiled walls, wood effect flooring, and a storage cupboard which houses the central heating boiler.



Outside Front



Outside Rear



OUTSIDE

Steps come down from Lamb Hall Road into a mainly lawned garden with trees, shrubs and path leading to both entrance doors. There is access down both sides of the building to the rear where there is a stone flagged sun terrace where you can sit and take in some fabulous views. Step down again alongside raised beds and shrubs to a lawned garden and a garden shed. Beyond this is a further grassed area, then on again to a larger piece of land which has shrubs and fencing around its borders.



Aerial View



Plan

This plan is for identification purposes only so the boundary lines may not be exact.

Viewing

The property will be open to view each Saturday prior to the auction between 11.30am and 12.30pm. Please note that parking on Lamb Hall Road is tight and therefore we recommend parking up just as you turn onto Lamb Hall Road, near the stone terraced cottages, and walk along.

Additional Information

- Council Tax – Both properties are Band B
- Tenure – Freehold
- Heating – Gas fired central heating
- EPCs – No.37 Energy Rating 71 (Band C), No.39 Energy Rating 65 (Band D)
- Broadband & Mobile Phone - The 'Ofcom' on-line checker shows a 'ultrafast' broadband service in the area, and mobile coverage is available with several providers.

Auction Details

The auction will be held at The Huntsman Inn, Greenfield Road, Holmfirth HD9 3XF at 7.30pm prompt on Wednesday 11th November 2026.

Vendors Solicitors

Rosie Garside,
Open Law, Britannia Road, Slaithwaite, Huddersfield HD7 5HE
Tel:- 01484 840445
Email:- Rosieteam@open-law.co.uk

Auction Conditions

Interested parties should view the auction pack for full details of all the conditions of sale. You can request the full auction pack from ourselves.

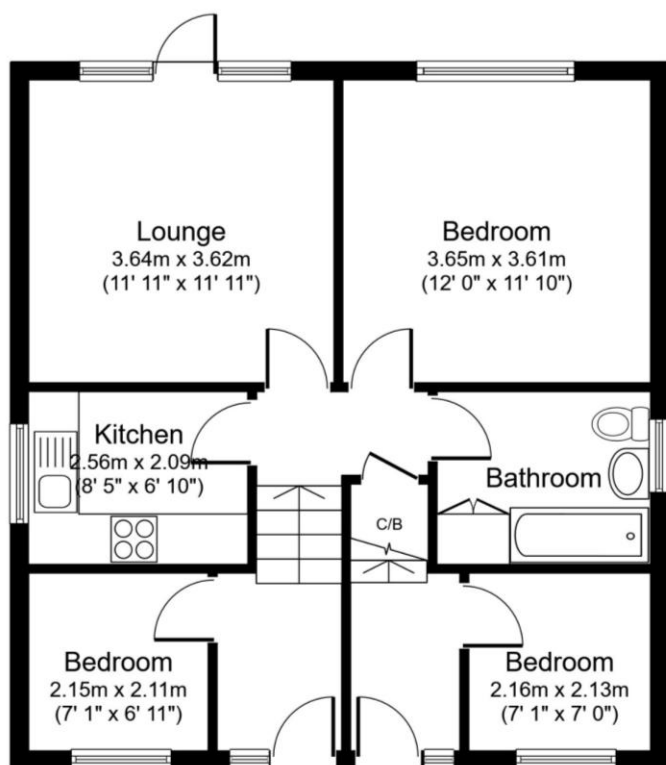
After Bidding at the Auction

Should you be successful in purchasing the property at auction you will be required on the night to sign the contract and pay a deposit of 10% of the sale price. The buyers are to transfer the deposit to their solicitor and then transfer to the vendors solicitor within 2 working days of the auction. The remaining monies must then be paid in order to complete the sale within 28 days.

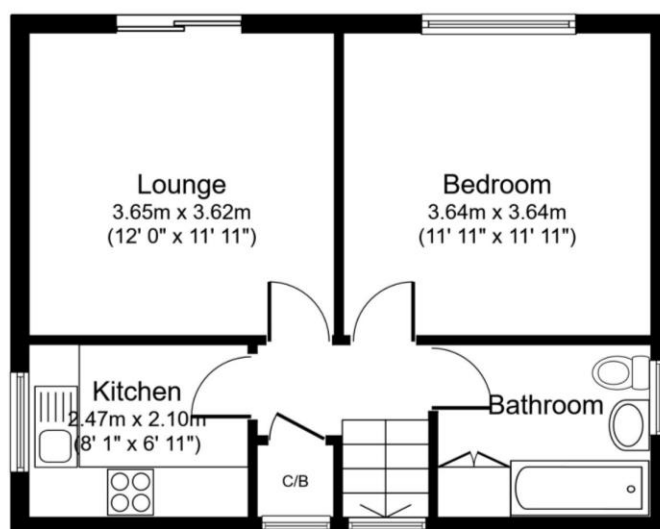
Identification and Registration

Due to the recent changes in Money Laundering Regulations, auctioneers will now have to carry out checks on bidders, buyers and sellers. The HMRC guidance states "An auctioneer should carry out customer due diligence on a bidder before they receive a paddle and on the buyer before the hammer falls".

Wm Sykes & Son will therefore now be registering prospective bidders prior to the auction where they will need to provide a form of photographic identification (driving licence, passport etc.) and a current utility bill or bank statement etc confirming your address. Registration will take place on the night of the auction between 6.30pm and 7.20pm. Any interested party wishing to bid in the auction must have registered. If you have any problems in doing this please contact our office for further advice. The successful purchaser will then be required to carry out additional ID checks with our provider Thirdfort.



Ground Floor



First Floor

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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.