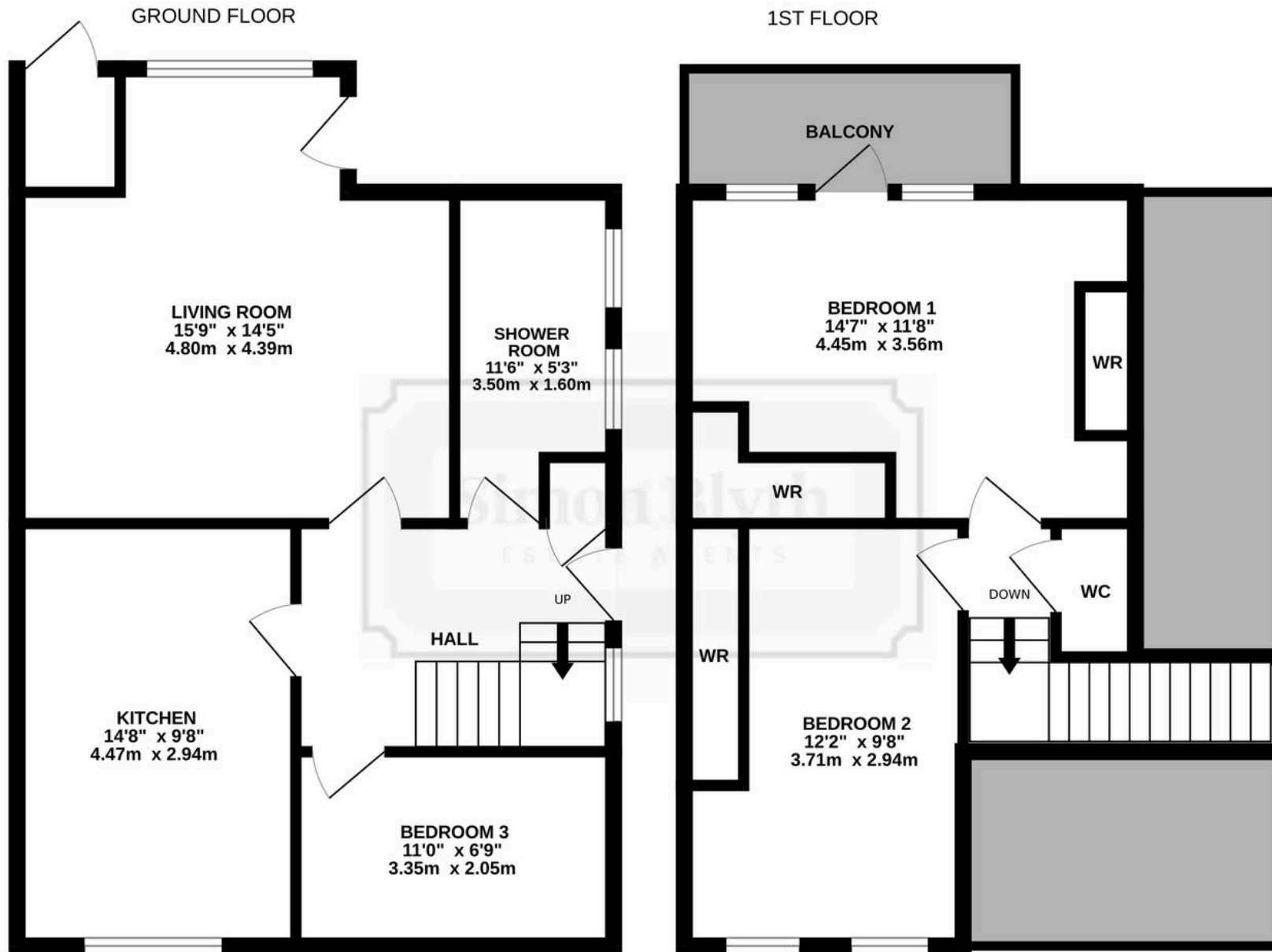




30 Jim Lane, Huddersfield
Huddersfield

Offers in Region of **£220,000**



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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30 Jim Lane

Marsh, Huddersfield

An attractively presented and well appointed two/three bedroom semi detached house with bedrooms to both ground and first floor and overlooking a lovely south westerly facing back garden which can be viewed from the living room or master bedroom with balcony over. The property has been owned and enjoyed by the same family from new and has accommodation served by pvcu double glazing with (A) rated glass, gas central heating system, security alarm and briefly comprising double height entrance hall, living room with walk in bay, fitted kitchen with shaker style units, granite worktops and appliances, bedroom three and shower room. First floor landing leading to two fitted bedrooms with master having balcony and separate WC. Externally a resin driveway provides off road parking together with single garage with electric roller door and well stocked gardens laid out to front and rear.

The property is located within a popular and established residential area close to local schools, Greenhead Park, nursery, a variety of shops and just a short drive to both the town centre and M62.



Upper Ground Floor

Entrance Hall

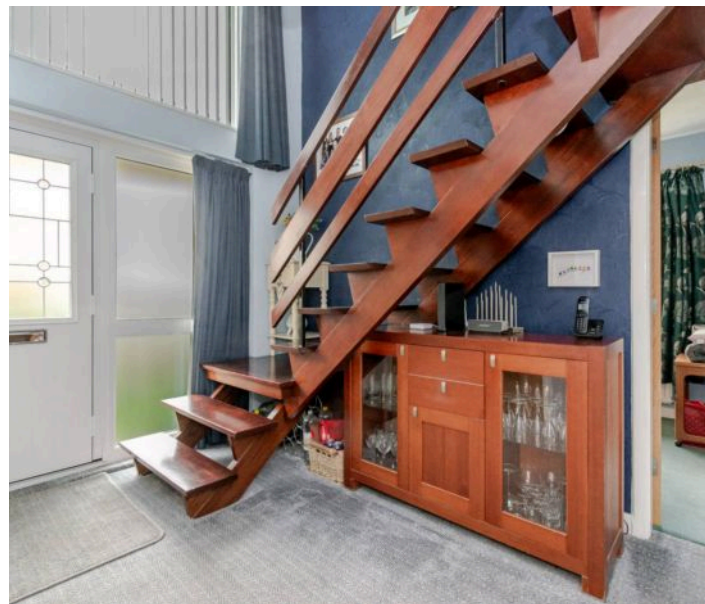
10' 0" x 7' 6" (3.05m x 2.29m)

With a composite and frosted double glazed door, adjacent to this there are frosted pvcu double glazed windows with a further large window at first floor height and flooding this area with natural light. There is a ceiling light point, cloaks cupboard, central heating radiator and to one side an open tread return staircase rises to the first floor. From the hallway access can be gained to the following rooms..-

Living Room

15' 9" x 14' 5" (4.80m x 4.39m)

As the dimensions indicate this is a well proportioned reception room which is situated to the rear of the property and has a walk in bay which is 8'9" x 3'10" and this has a large pvcu double glazed window which looks out over a south westerly facing garden and to one side a pvcu frosted double glazed door provides access to the garden. There is a ceiling light point, three wall light points, two central heating radiators and as the main focal point of the room there is a fireplace with timber surround, marble inset and home to a flame effect electric fire which rests on a marble hearth.



Kitchen

14' 8" x 9' 8" (4.47m x 2.95m)

With pvcu double glazed windows, ceiling light point, central heating radiator, tiled effect flooring and fitted with a range of shaker style base and wall cupboards, soft closing drawers, pan drawers, these are complimented by contrasting granite worktops with matching splash backs, there is a Rangemaster cooker with matching Rangemaster extractor hood over, (the cooker is dual fuel with a five ring gas hob), hot plate and twin electric ovens and grill, proving drawer. There is an integrated dishwasher, integrated washing machine, two carousel units, inset 1 1/2 bowl sink, broom cupboard, lighting beneath the wall cupboards and housing for an American style fridge freezer.

Bedroom Three

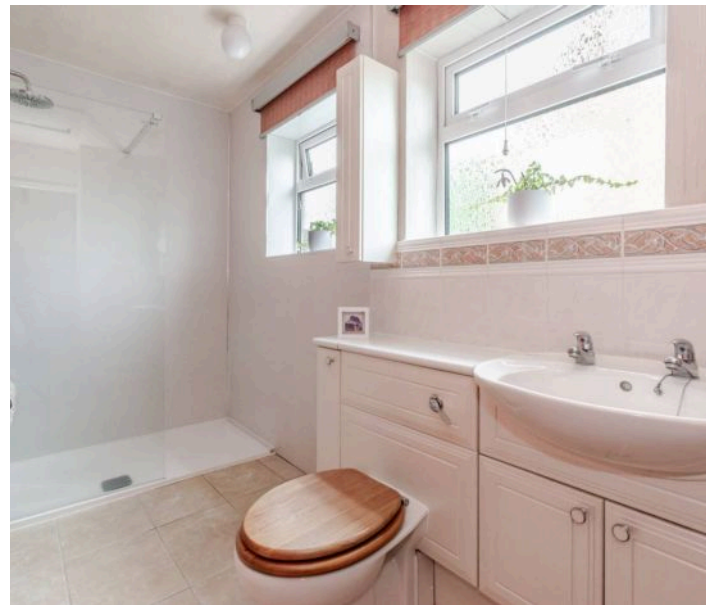
11' 0" x 6' 9" (3.35m x 2.06m)

This has a pvcu double glazed window looking out to the front, ceiling light point, central heating radiator and is currently utilised as a dining room.

Shower Room

11' 6" x 5' 3" (3.51m x 1.60m)

This has two ceiling light points, loft access, two frosted pvcu double glazed windows, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin together with low flush WC and tiled splash backs, large walk in shower with glazed side panel and easy clean panels together with a chrome shower fitting incorporating fixed shower rose and separate hand spray.





First Floor Landing

With ceiling light point, from here access can be gained to the following..-

WC

2' 9" x 2' 3" (0.84m x 0.69m)

With ceiling light, extractor fan and fitted with a suite comprising hand wash basin and low flush WC.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

This is situated to the front of the property and has two pvcu double glazed windows, there is a ceiling light point, central heating radiator and fitted floor to ceiling sliding door wardrobe.

Bedroom One

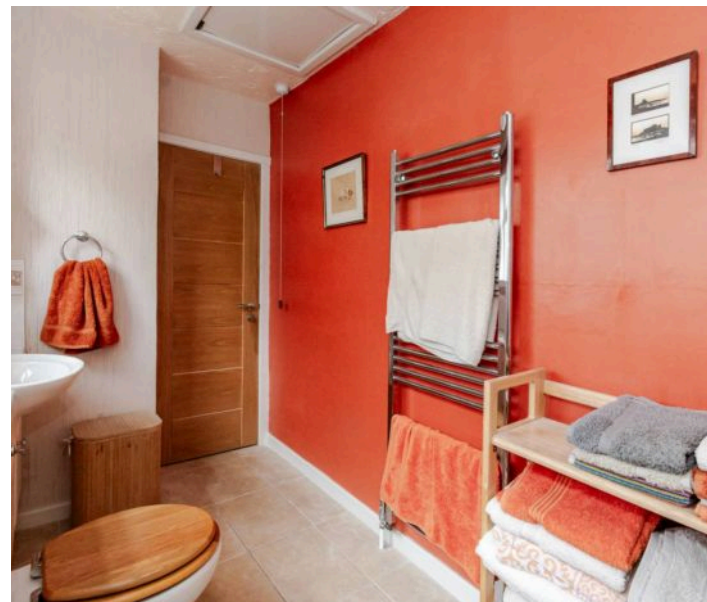
14' 7" x 11' 8" (4.45m x 3.56m)

A good sized double room which has a ceiling light point, two central heating radiators and a range of fitted furniture including floor to ceiling wardrobes, display shelving, laundry drawer, bedside tables, high level cupboards and dressing table. There are pvcu double glazed windows which are virtually floor to ceiling in height with a central pvcu door, these were replaced in November 2024. From here there is access to the balcony.

Balcony

12' 8" x 3' 7" (3.86m x 1.09m)

This enjoys a south westerly aspect and looks out over the rear garden.





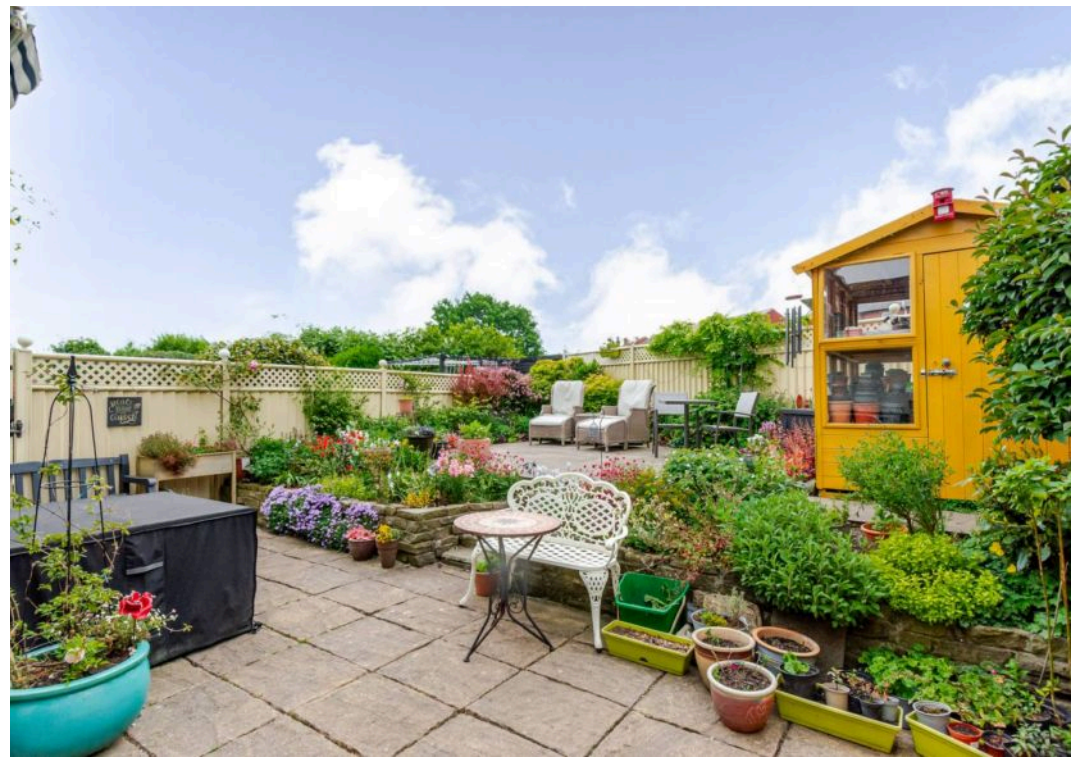
GARDEN

To the right hand side of the driveway there is a short flight of steps leading to a flagged pathway with planted flowers and shrubs to either side. The pathway runs across the front of the property with three steps rising to a further pathway leading down the right hand side and giving access to the main entrance. At the rear of the property a wrought iron hand gate opens onto the south westerly facing garden which has flagged patio, timber garden shed, greenhouse together with planted trees, flowers and shrubs. A short flight of four steps then rises to an Indian stone flagged patio which once again is boarded by trees, flowers and shrubs, there is timber and glazed greenhouse and to two elevations there is attractive (Colourfence) cream metal fencing.

Garage

There is a resin driveway which provides off road parking and this in turn leads to a garage which is located beneath the kitchen and measures 14'8" x 9'8" and has an electric roller door, wall mounted Vaillant gas fired central heating boiler, cold water tap, power and light.





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm Saturday - 9:00 am - 4:00 pm
Sunday - 11:00 am - 2:00 pm

Please note : -The property has a gas central heating system -The property has pvcu double glazing

-Ground Rent - £8 per annum

-Directions using satellite navigation enter the postcode hd1 4qs



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