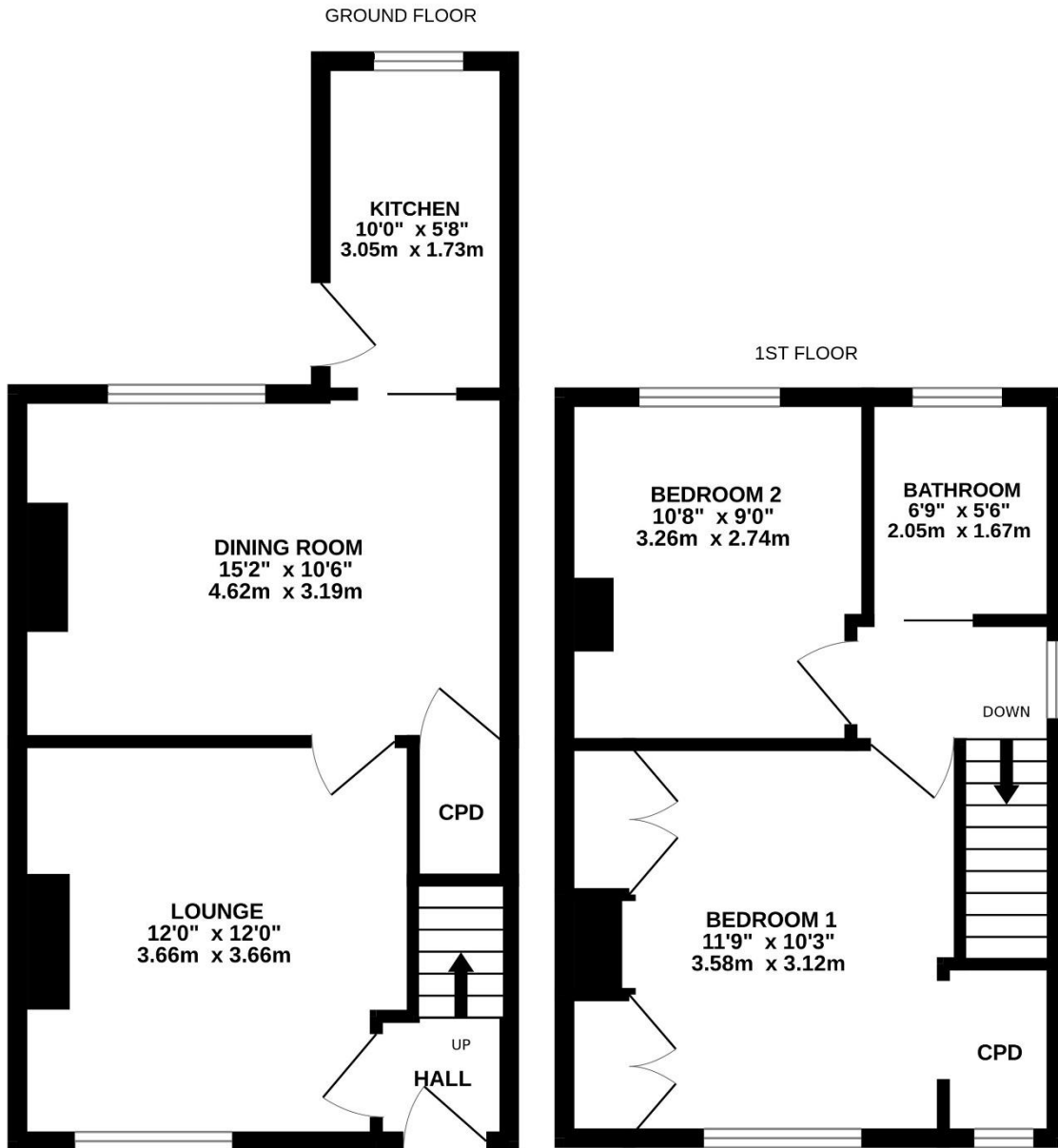


**Simon Blyth**

ESTATE AGENTS



**LOCKWOOD SCAR, LOCKWOOD, HD4 6EA**



LOCKWOOD SCAR

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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## PROPERTY DESCRIPTION

OCCUPYING A PLEASANT PLOT IS THIS TWO DOUBLE BEDROOM, SEMI-DETACHED HOME WITH FANTASTIC GARDENS AND OFFERING PLEASANT OPEN ASPECT VIEWS TOWARDS CASTLE HILL. LOCATED IN THE POPULAR RESIDENTIAL LOCATION OF NEWSOME, CLOSE TO AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The ground floor accommodation briefly comprises of entrance, lounge, formal dining room and kitchen (with the potential to move the kitchen into the dining room to create a fantastic open-plan space, the kitchen then lends itself to being a utility room). To the first floor there are two well-proportioned double bedrooms and the house bathroom. Externally there is a double driveway to the front and to the rear is a fabulous, enclosed garden with flagged patio area and lawn garden.

**Offers Around £150,000**

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## ENTRANCE HALL

Enter the property through a double-glazed PVC front door with obscure and stain glass inserts with detailing into the entrance. There is a staircase to the first floor with wooden banister, a ceiling light point, radiator and a multi-panelled door gives access to the lounge.

## LOUNGE

*Measurements – 12'0" x 12'0"*

As the photography suggests, the lounge enjoys a great deal of natural light which cascades through the three-quarter depth, double-glazed bank of mullioned windows to the front elevation. There is a central ceiling light point, a radiator and a multi-panelled door gives access to the open plan dining kitchen room. The focal point of the room is the living flame effect gas fireplace with a granite inset and hearth and decorative timber mantel surround. There are television and telephone points.



## FORMAL DINING ROOM

Measurements – 15'2" x 10'6"

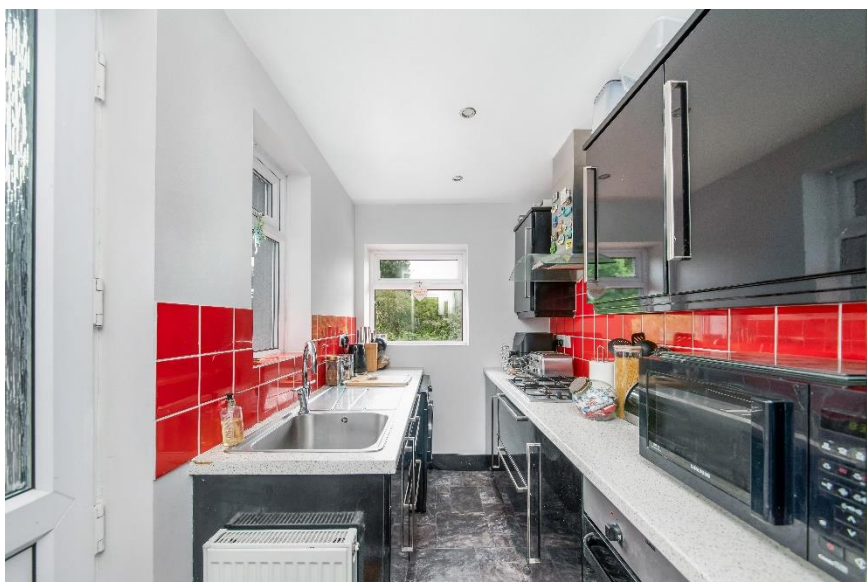
The formal dining room is a generously proportioned reception room which features inset spot lighting to the ceilings, a radiator and a double-glazed window to the rear elevation which provides a pleasant open outlook across the property's gardens and of the tree-lined backdrop. There is a useful, understairs cupboard providing additional storage which houses the wall-mounted combination boiler and features a double-glazed window to the side elevation. The dining room features a multi-panelled timber and glazed sliding door which leads into the kitchen. Please note, the formal dining room could be utilised as an open-plan dining kitchen room, should it be required, with the current kitchen then becoming a boot room/utility room.



## KITCHEN

*Measurements – 10'0" x 5'8"*

The kitchen features a range of fitted wall and base units with high gloss cupboard fronts and complementary rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which include a four-ring gas hob with canopy style cooker hood over and a built-in electric oven. There is space and provision for an automatic washing machine and provision for a fridge and freezer unit and the kitchen features tiling to the splash areas, inset spot lighting to the ceilings and a double-glazed external door with obscure-glazed inserts to the side elevation. There are dual-aspect double-glazed windows to the rear and side elevations which provide the kitchen with a great deal of natural light and from the window to the rear, there are pleasant views across the property's gardens.



## FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which has doors providing access to two double bedrooms and a sliding door provides access to the bathroom. There is a ceiling light point, a radiator, a loft hatch and a double-glazed window to the side elevation which has fantastic, open-aspect views over rooftops, across the valley.

## BEDROOM ONE

*Measurements – 11'9" x 10'3"*

Bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed, mullioned windows to the front elevation, a ceiling light point, wall-to-wall fitted wardrobes which have hanging rails, shelving and cupboards above and a dressing table with cupboards to the chimney breast and a doorway leads into a walk-in wardrobe which features fitted shelving, a ceiling light point and a double-glazed window to the front.



## BEDROOM TWO

*Measurements – 10'8" x 9'0"*

Bedroom two, again, is a light and airy double bedroom which has ample space for free-standing furniture. There is a ceiling light point, a radiator and a window to the rear elevation provides a pleasant, tree-lined outlook.



## HOUSE BATHROOM

*Measurements – 6'9" x 5'6"*

The house bathroom features a modern, white, three-piece suite which comprises of a low-level w.c. with push-button flush, a broad, pedestal wash handbasin with chrome, mono bloc mixer tap and a pea-shaped, panelled bath with electric Mira Play shower over with curved shower guard. There is attractive tiling to the walls, inset spot lighting to the ceilings, and a double-glazed window with obscure glass to the rear elevation.





## EXTERNAL FRONT

Externally to the front, the property features a block-paved, double driveway providing off-street parking for multiple vehicles. There is a block-paved pathway which leads down the side of the property to the rear garden with part walled and part fenced boundaries.

## REAR

To the rear of the property is a fabulous, enclosed garden which features a block-paved patio area, which is an ideal space for enjoying the afternoon and evening sun and takes advantage of the pleasant, open-aspect views across the valley. There are steps leading down to the main portion of the garden which is predominantly laid to lawn. The garden features a raised, decked area which has recessed spot lighting and double plug points nearby. The gardens again, offer open-aspect views across the valley and there is part walled and part fenced boundaries and a hard-standing for a garden shed which has lighting and power in situ.



### **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – A

### **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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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