



**Lidgett Lane, Skelmanthorpe HUDDERSFIELD HD8 9AQ**

welcome to

## Lidgett Lane, Skelmanthorpe HUDDERSFIELD

EXTENDED SEMI DETACHED RESIDENCE STYLISHLY UPDATED BY THE CURRENT VENDORS AND AFFORDING SPACIOUS TWO BEDROOM ACCOMMODATION WITH GARDENS TO REAR AND OFF STREET PARKING.

### **Summary**

Presented to a high specification after a stylish renovation and extension is this traditional semi detached residence that affords spacious two bedroom accommodation briefly comprising: entrance hall, living room, fabulous dining kitchen, utility room, aforementioned two first floor bedrooms and shower room. Externall the property is further enhanced by the attractive landscaped gardens to the rear whilst to the front is off street parking for several vehicles. With Skelmanthorpes many amenities nearby the property is located within an easy stroll of beautiful countryside and has ease of access to the nearby cities of Leeds, Manchester and Sheffield.

### **Accommodation** **Entrance Hall**

Accessed via the double glazed PVC door there is a high quality laminate floor covering, central heating radiator and staircase ascending to the first floor.

### **Living Room**

15' 1" x 13' 1" ( 4.60m x 3.99m )

There is a continuation of the floor covering and this reception room has ample space for freestanding furniture. There are central heating radiators and the room is double glazed to front aspect.

### **Dining Kitchen**

16' 4" x 14' 4" ( 4.98m x 4.37m )

This bright and airy room is ideal for todays modern lifestyle and being open plan makes it perfect for entertaining or simply for family get together's. The kitchen is fitted with a range of high gloss wall and base units with complementary worksurfaces. Appliances include a glass gas hob with extractor hood, electric fan assisted oven fridge freezer whilst the room has plumbing for a washing machine and

a centre island incorporating a sink and drainer unit with mixer tap and breakfast bar. Boasting a tiled floor covering the extension has three velux windows that provide a vast amount of natural light to the room along with the bank of windows and French style doors to rear aspect.

### **Cloaks/W.C**

Having a white low flush w/c with hand washbasin, there is a chrome effect heated rail ladder, extractor fan and laminate floor covering.

### **Utility**

12' 3" x 5' 7" ( 3.73m x 1.70m )

The room could serve several purposes and has access to both front and rear. It houses the Baxi central heating boiler and there is additional storage in an understairs cupboard.

### **First Floor**

#### **Bedroom One**

16' 4" max x 11' 8" ( 4.98m max x 3.56m )

A fabulous principle suite that was originally two bedrooms. It has fitted wardrobes, exposed timber floorboards, a central heating radiator and two double glazed windows to front aspect.

#### **Bedroom Two**

10' 6" x 10' ( 3.20m x 3.05m )

Once more a bedroom of double proportions with exposed floorboards, fitted wardrobes, central heating radiator and double glazed to rear aspect with far reaching views over the rooftops.

### **Shower Room**

Modern white suite comprising of low flush w/c, vanity style hand washbasin and step in shower. There are complementary tiled surrounds, a chrome effect heated rail ladder and double glazed obscure



window to rear aspect.

### External

Externally to the front, the property features a tarmac driveway providing off-street parking for several vehicles. There are stone wall boundaries, an external light and tap, an Indian stone flagged patio area and a pathway which leads down the side of the property. To the rear, the property boasts a low maintenance garden featuring a stone flagged patio which is an ideal space for relaxing or entertaining and provides pleasant, open-aspect views. There are gradual steps descending to the main portion of the garden which is laid predominantly to lawn with low-maintenance flower and shrub beds, fenced boundaries, a useful undercroft storage area, an external security light and an external tap.



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## Lidgett Lane, Skelmanthorpe HUDDERSFIELD

- Semi Detached House
- Extended Two Bedroom Accommodation
- Impressively Updated By Current Vendor
- Gardens To Rear
- Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

# £260,000

### directions to this property:

From our office on Victoria Street bear left on to Market Walk and continue forward on to Station Road into the village of New Mill. At the New Mill crossroads turn left on to Penistone Road and continue to the Sovereign public house and proceed straight across the staggered junction on to Barnsley Road towards Denby Dale. In Upper Cumberworth turn left and follow Cumberworth Lane on to Shelley Woodhouse Lane. Turn right on to Ponker Lane and proceed into Cumberworth Road.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HMF108490 - 0006

 william h brown



**01484 687818**



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W YORKS, HD9 7DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)