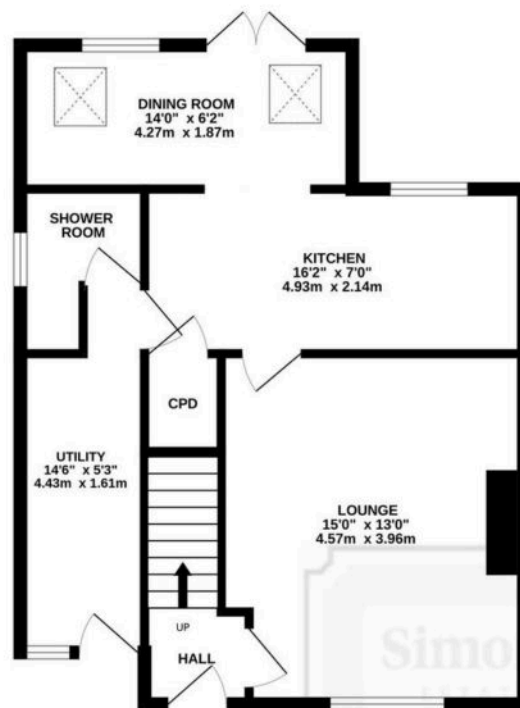




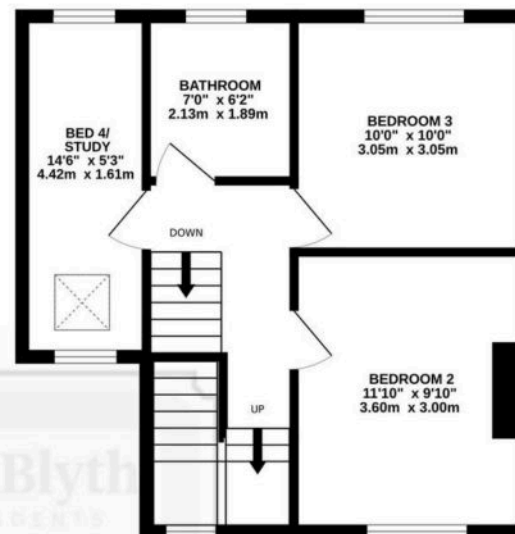
Cranbook, Lidgett Lane, Skelmanthorpe
Huddersfield, HD8 9AQ

Offers in Region of **£325,000**

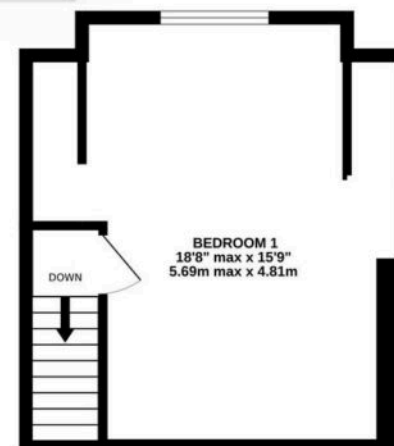
GROUND FLOOR



1ST FLOOR



2ND FLOOR



LIDGETT LANE

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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Cranbrook, 11 Lidgett Lane

Skelmanthorpe, Huddersfield, HD8 9AQ

CRANBROOK IS SITUATED IN THE SOUGHT-AFTER ADDRESS OF LIDGETT LANE, SKELMANTHORPE AND OFFERS SPACIOUS AND VERSATILE ACCOMMODATION OVER THREE FLOORS, INCLUDING OPEN-PLAN DINING KITCHEN AND IMPRESSIVE DUAL-ASPECT PRINCIPAL BEDROOM. BOASTING PLEASANT VIEWS TO THE REAR, CLOSE TO THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL-REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. **OFFERED WITH NO ONWARD CHAIN.**

The property accommodation briefly comprises entrance hall, lounge, kitchen, dining room, utility, and shower room to the ground floor. To the first floor are three bedrooms and the house bathroom, and to the second floor is the impressive principal bedroom. Externally, there is a low maintenance driveway to the front with fence and wall boundaries. A gate to the side leads to steps down to the rear garden which features a raised flagged patio area with space for a garden shed, and a lawn area with mature trees, shrubs and fenced boundaries.

Tenure Freehold.
Council Tax Band C.
EPC Rating D.



GROUND FLOOR

ENTRANCE

Enter into the property through a multi-panel, double-glazed, PVC front door with obscure glazed inserts and leaded detailing into the entrance. There is hardwood flooring, a ceiling light point, a radiator, and a staircase with two handrails proceeding to the first floor. A multi-panel door provides access to the lounge.

LOUNGE

15' 0" x 13' 0" (4.57m x 3.96m)

The lounge is a generously proportioned, light and airy reception room which features a double-glazed window with leaded detailing to the front elevation, a continuation of the hardwood flooring from the entrance, decorative coving to the ceiling, a central ceiling light point, and a multi-panel door proceeding into the open-plan dining kitchen. The focal point of the room is the stove-effect electric fire set upon a raised hearth with attractive mantel surround.





KITCHEN

16' 2" x 7' 0" (4.93m x 2.13m)

The kitchen features fitted wall and base units with shaker-style cupboards and complementary work surfaces over, which incorporate a one-and-a-half-bowl, composite Lamona sink unit with brushed chrome mixer tap. There are built-in appliances including a four-ring Lamona gas hob with stainless steel splashback and canopy-style cooker hood over, an electric fan-assisted oven, and an under counter fridge. There are soft-closing doors and drawers, a pull-out pantry cupboard and under-unit lighting. Doors provide access to the utility and the useful understairs pantry, and the kitchen area then leads seamlessly into the dining area.



DINING AREA

14' 0" x 6' 2" (4.27m x 1.88m)

The dining area features a continuation of the laminate flooring from the kitchen, as well as double-glazed French doors, a double-glazed window and two skylight windows; all of which provide a great deal of natural light and pleasant open-aspect views across fields. There is inset spotlighting to the ceiling and a radiator.

PANTRY

The under-stairs pantry features a ceiling light point, laminate flooring, and fitted shelving in situ.

UTILITY ROOM

14' 6" x 5' 3" (4.42m x 1.60m)

The utility room features a double-glazed external door with obscure glazed inserts and leaded detailing, as well as an adjoining double-glazed window with leaded detailing. There is laminate flooring, two ceiling light points, an extractor fan, under-unit lighting, and a multi-panel door which provides access to the ground floor shower room. There are fitted wall units with shaker-style cupboard fronts, a work surface with tiled splashback and space beneath for an undercounter fridge or space and provisions for an automatic washing machine and tumble dryer. The utility room also houses the wall-mounted combination boiler.

GROUND FLOOR SHOWER ROOM

The shower room features a three-piece suite comprising a low-level w.c. with push-button flush, a fixed frame shower cubicle with thermostatic shower, and a glass wall-hung wash hand basin with chrome monobloc mixer tap. There is tiled flooring, tiling to the walls, an extractor fan, a ceiling light point, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the side elevation.





FIRST FLOOR

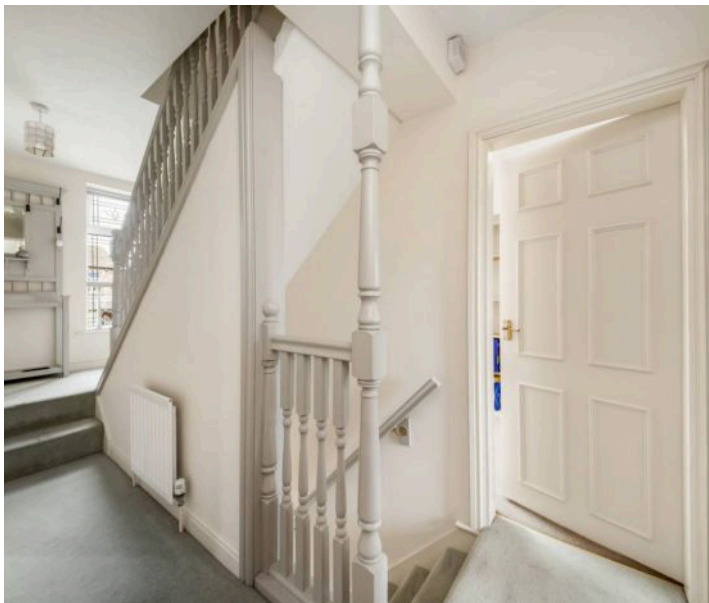
FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which features multi-panel doors providing access to three bedrooms and the house bathroom. There are two ceiling light points, a radiator, a double-glazed window with leaded detailing to the front elevation, and a further staircase with wooden banister and spindle balustrade which rises to the second floor.

BEDROOM TWO

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed window with leaded detailing to the front elevation, a central ceiling light point, a radiator, and the focal point of the room is the decorative cast-iron fireplace.



BEDROOM THREE

10' 0" x 10' 0" (3.05m x 3.05m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. The room takes full advantage of pleasant open-aspect views over rooftops courtesy of a double-glazed window to the rear elevation. There is a ceiling light point and a radiator.

BEDROOM FOUR / STUDY

14' 6" x 5' 3" (4.42m x 1.60m)

Bedroom four could be utilised as a home office, nursery or single bedroom. It is particularly light and airy with dual-aspect windows to the front and rear elevations, as well as double-glazed skylight windows. There is a fabulous vaulted ceiling with exposed timber beams, inset spotlighting to the ceiling, a radiator, and telephone points.

HOUSE BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m)

The house bathroom features a white, three-piece suite comprising a corner w.c. with push-button flush, a pedestal wash hand basin with chrome mixer tap over, and a panel bath with mixer tap and handheld shower attachment. There is tiling to the walls, a wall light point, an extractor fan, and an obscure glazed window to the rear elevation.





SECOND FLOOR

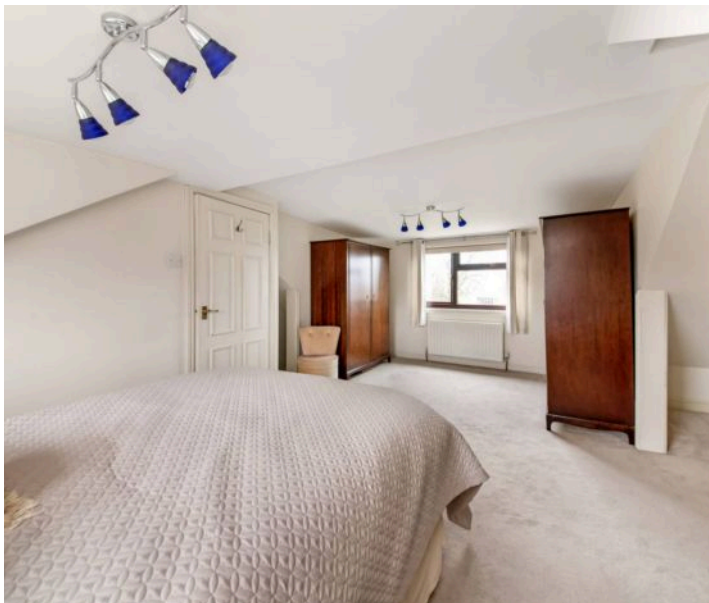
SECOND FLOOR LANDING

Taking the staircase from the first floor landing, you reach the second floor, which features a multi-panel door providing access to bedroom one.

BEDROOM ONE

18' 8" x 15' 9" (5.69m x 4.80m)

Bedroom one is a generously proportioned, light and airy, dual-aspect double bedroom with ample space for freestanding furniture. With the double-glazed windows to the both front and rear elevations, the room benefits from a particularly pleasant open-aspect view across neighbouring fields and beyond. There are two ceiling light points, a radiator, and ample under-eaves storage areas.



EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a low maintenance, flagged patio which could be utilised as off-street parking for multiple vehicles. There is an external light and a pathway which leads down the side of the property to a gate which encloses the rear garden. There are part-fence and part-wall boundaries.

REAR GARDEN

Externally to the rear, the property benefits from a low maintenance, enclosed garden, which features two flagged patio areas ideal for al fresco dining, barbecuing and entertaining. There are mature, well-stocked flower and shrub beds, and a lawn area to the bottom of the garden. The gardens enjoys lovely, open-aspect views across neighbouring fields and towards Emley Moor Mast. There are external lights, an external security light, an external tap, and a substantial shed situated on the lower patio which has lighting and power in situ.

OFF STREET

2 Parking Spaces



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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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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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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