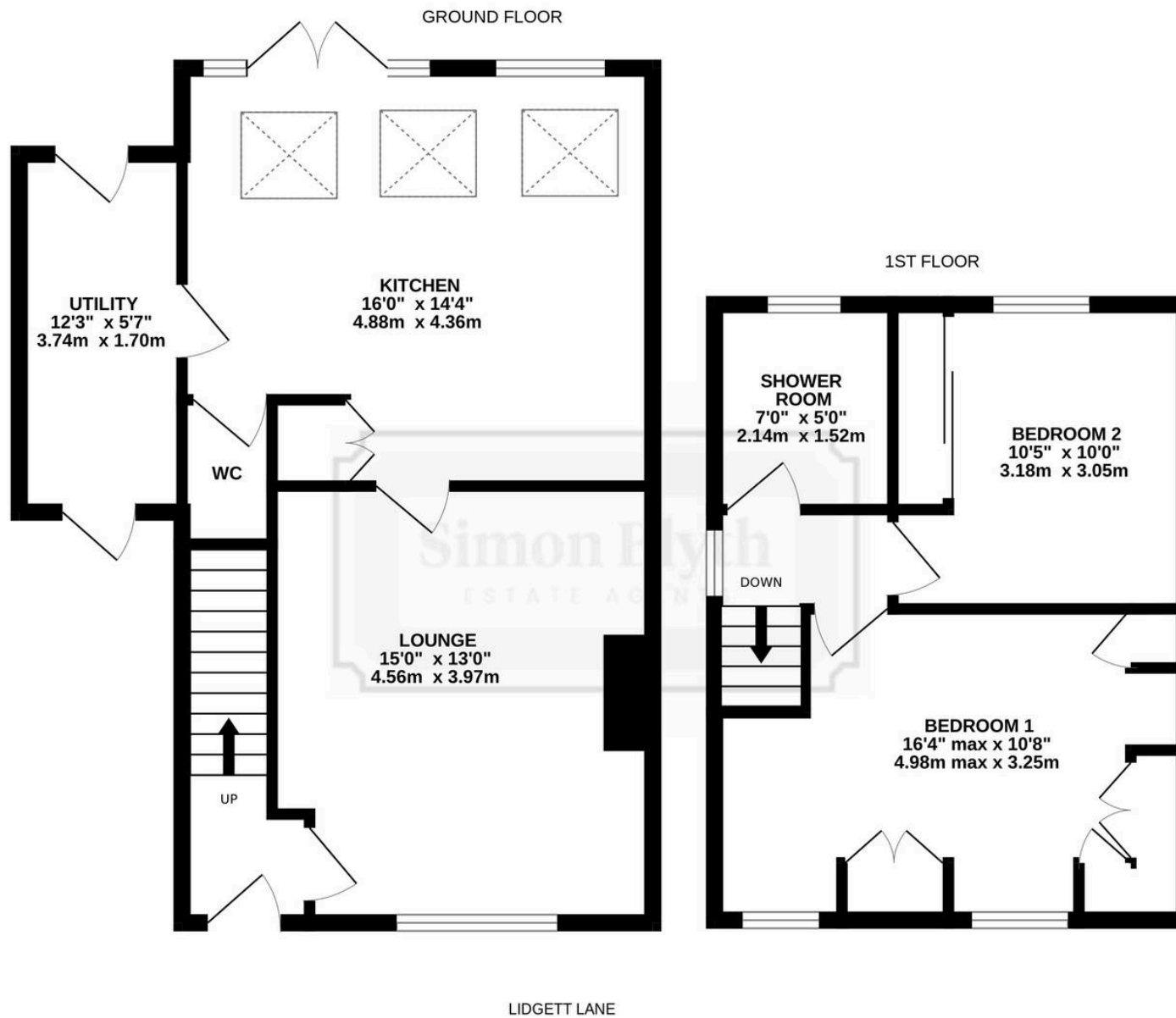




Lidgett Lane, Skelmanthorpe
Huddersfield, HD8 9AQ

Offers in Region of **£270,000**



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29 Lidgett Lane

Skelmanthorpe, Huddersfield, HD8 9AQ

SUPERBLY APPOINTED, TWO DOUBLE BEDROOM, SEMI-DETACHED HOME, SITUATED ON THE POPULAR ADDRESS OF LIDGETT LANE, SKELMANTHORPE. THE PROPERTY BENEFITS FROM A REAR EXTENSION WHICH CREATED A FABULOUS OPEN-PLAN DINING-KITCHEN, WHICH TAKES ADVANTAGE OF PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY, A DRIVEWAY TO THE FRONT AND ALSO BENEFITING FROM A DOWNSTAIRS WC AND SPACE FOR A UTILITY ROOM. THE PROPERTY IS A SHORT DISTANCE FROM THE VILLAGE HIGH STREET AND IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, lounge, open-plan dining-kitchen, downstairs WC and a side entrance which could be utilised as a utility room (if required) to the ground floor. To the first floor there are two double bedrooms and the house bathroom. Externally to the front is a driveway providing off street parking for multiple vehicles, to the rear is a low maintenance and enclosed garden with raised patio area providing great views, and a lawn garden with useful undercroft storage.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.



GROUND FLOOR

ENTRANCE

4' 0" x 3' 6" (1.22m x 1.07m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance features a radiator, high-quality flooring, a staircase rising to the floor, and a door providing access to the lounge.

LOUNGE

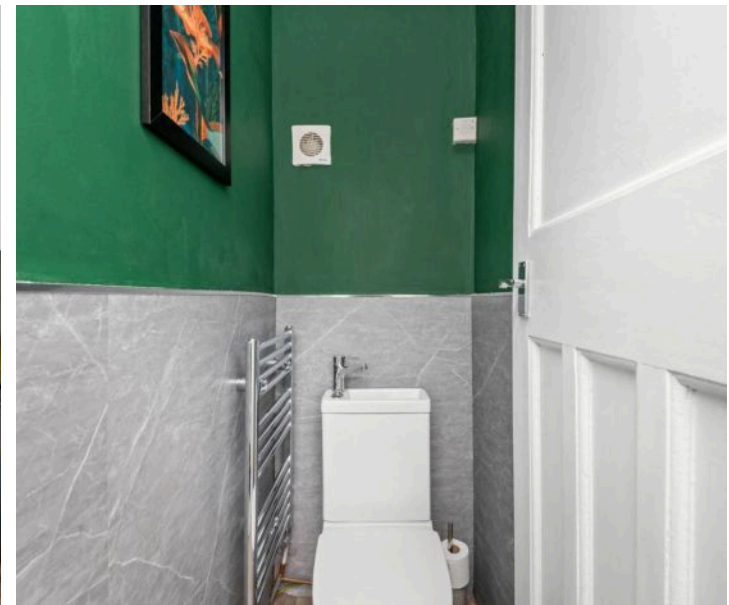
15' 0" x 13' 0" (4.57m x 3.96m)

The lounge is a generously proportioned, light and airy reception room which is decorated to a high standard and features high-quality flooring, a central ceiling light point, two radiators, and a double-glazed window to the front elevation. A multi-panel door provides access to the open-plan dining kitchen.

DOWNSTAIRS WC

4' 7" x 2' 8" (1.40m x 0.81m)

The WC features a two-piece suite comprising a low-level WC with push button flush which incorporates a wash hand basin with chrome monobloc mixer tap. There is panelling to dado height with a chrome trim, a ceiling light point, an extractor fan, and a chrome ladder-style radiator.





OPEN-PLAN DINING KITCHEN

16' 0" x 14' 4" (4.88m x 4.37m)

The dining kitchen enjoys a great deal of natural light through French doors with adjoining windows, an additional double-glazed bank of windows and three skylight windows. There is attractive tiled flooring, inset spotlighting, a radiator, and cupboards providing a great deal of storage. The kitchen features a range of fitted wall and base units with high-gloss, handleless cupboard fronts and complementary rolled-edge work surfaces over. There are built-in appliances including a four-ring, gas-on-glass hob with ceramic splashback and canopy-style cooker hood over, an electric fan-assisted oven, and a fridge freezer, as well as plumbing and provisions for an automatic washing machine and space for a tumble dryer. The kitchen benefits from soft-closing doors and drawers, and a breakfast island which incorporates a composite sink and drainer unit with chrome mixer tap with cupboards beneath. Multi-panel doors provide access to the downstairs WC and the potential utility area.

UTILITY AREA

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

The side entrance/utility can be incorporated in a variety of ways, including as a home office, a boot room or, as it was initially intended, a utility room. There are double-glazed external doors to the front and rear elevation, both with obscure glass and providing the room with natural light, as well as two ceiling light points, a cottage-style door with Suffolk thumb latch providing access to an understairs cupboard, and the room houses the wall-mounted Baxi combination boiler.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing, which features exposed timber floorboards, a double-glazed window to the side elevation, a ceiling light point, and multi-panel timber doors providing access to two well-proportioned double bedrooms and the house shower room. There is also a loft hatch providing access to a useful attic space.

BEDROOM ONE

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

Bedroom one historically was two bedrooms and is now a fabulously proportioned principal bedroom boasting two double-glazed windows to the front elevation and an array of fitted furniture, including fitted wardrobes with hanging rails and shelving and a fitted dresser unit. There is a ceiling light point, a radiator, and exposed timber floorboards.

BEDROOM TWO

10' 0" x 10' 5" (3.05m x 3.18m)

Bedroom two is another double bedroom which, again, features exposed timber floorboards, a double-glazed window to the rear elevation with fantastic, panoramic views over rooftops, a ceiling light point, a radiator, and a bank of floor-to-ceiling fitted wardrobes with sliding doors, hanging rails and shelving in situ.





HOUSE SHOWER ROOM

7' 0" x 5' 0" (2.13m x 1.52m)

The shower room features a modern, three-piece suite comprising a fixed frame shower cubicle with thermostatic shower and fixed glazed shower guard, a low-level WC with push-button flush, and a broad wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath. There is attractive, brick-effect tiling to splash areas, inset spotlighting to the ceiling, a chrome ladder-style radiator, an extractor fan, and a double-glazed window with obscure glass to the rear elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway providing off-street parking for multiple vehicles. There are stone wall boundaries, an external light, an external tap, an Indian stone flagged patio area and a pathway which leads down the side of the property. Doors provide access into the entrance and into the utility area.

REAR GARDEN

Externally to the rear, the property enjoys a low maintenance and enclosed garden featuring an Indian stone flagged patio which is an ideal space for al fresco dining, barbecuing and entertainment and provides pleasant, open-aspect views. There are gradual steps which descend 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.

DRIVEWAY

2 Parking Spaces





Additional Information

The property is served by mains water, electricity, drainage via a septic tank, and air source central heating. The property has been finished to a high standard, providing an astonishing amount of accommodation with a huge amount of flexibility, and is covered by a 10-year builders warranty.

On the attached plan, the area outlined in red is for sale with the property and within the asking price, the area outlined in blue may be available via separate negotiation, and the area outlined in yellow may be available via separate with a 30% 30-year uplift clause for future development potential.

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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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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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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