

# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
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74 Lightridge Road, Huddersfield



74 Lightridge Road  
Fixby, Huddersfield, HD2 2HS

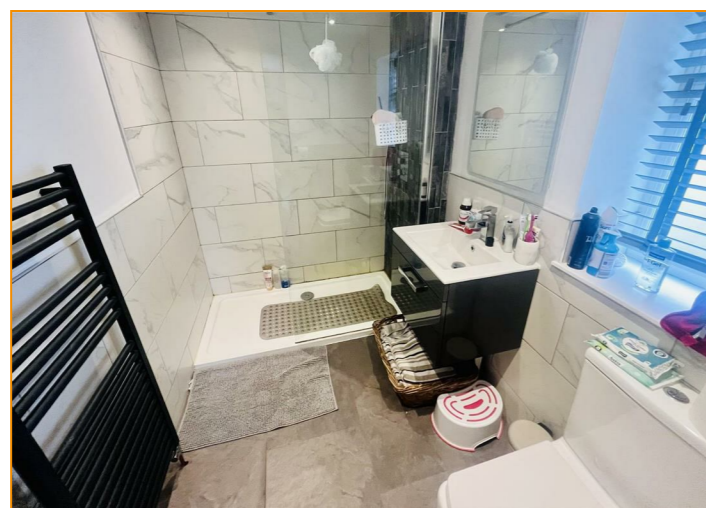
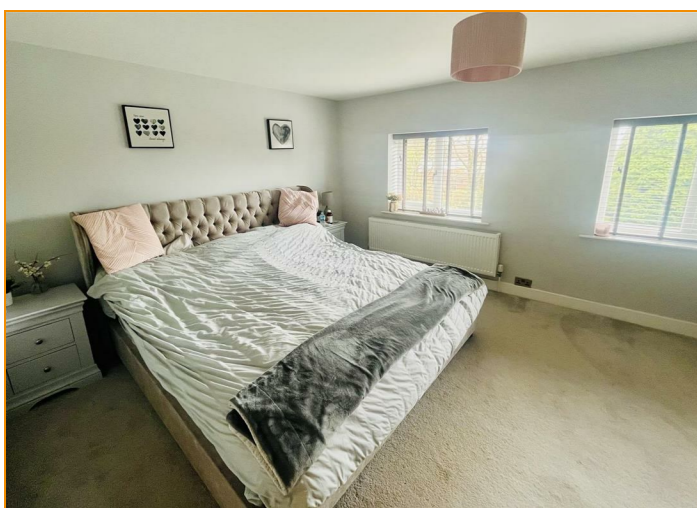
Circa £550,000



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A superior detached residence boasting all the refinements of a contemporary family home located in one of Huddersfield most sought-after residential suburbs. Having undergone an extensive programme of renovations, redesign, and refinement all of which while occupying a considerable plot which has also been comprehensively upgraded to provide landscaped gardens and generous parking arrangements. This executive home warrants a detailed inspection and briefly comprises: Reception hall, w.c, lounge, garden room, living/dining kitchen, utility, 4 double bedrooms (master with en-suite), family bathroom, independent home office and a garage. As one would expect from a home of this calibre there is a gas fired central heating system and sealed unit double glazing to be found in the property. Offered with no onward chain.

#### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

10'6" x 4'3"

Accessed via a modern composite double glazed front door and having a turned feature staircase rising to the first floor, a cloaks and shoe cupboard with oak door front, central heating radiator, part carpet, part shoe mat in the initial section of the hallway then opening up into an area where an internal oak door leads to the cloakroom/wc. There is a central heating radiator and a glazed oak framed interior door that leads through to the living kitchen. Within this section there is a Nordic oak style laminate floor covering which extends between the wc and the living kitchen.

##### CLOAKROOM/WC

5'2" x 4'1"

Fitted with a modern white two piece suite comprising vanity hand wash basin with chrome mono block tap over and a low flush wc. Part tiled splashbacks to the wall, continuation of the aforementioned floor covering and a uPVC double glazed window with privacy glass inset. There is a heated towel rail in an anthracite colour scheme and another oak internal door that leads to an understairs storage cupboard.

##### LOUNGE

22'10" x 11'1"

Generously proportioned and enjoying excellent levels of natural light via the uPVC double glazed windows positioned to the front and side elevations, central heating radiator, glazed French doors leading to the dining area and further glazed doors lead to the breakfast area.

##### BREAKFAST AREA

12'0" x 9'10" max

Defined by the breakfast bar, open plan in design to the kitchen area with natural light via a uPVC double glazed window positioned to the gable end of the property. There is a vertical designer central heating radiator, the Nordic grey laminate floor covering and a pair of glazed French doors providing access to the lounge.

##### KITCHEN/DINER

21'9" x 12'4"

Open plan in design with the kitchen and also open plan in design to the garden room. Fitted with a range of designer wall and base units with quartz working surfaces and a contrasting Nordic grey breakfast bar. There is a range of fitted appliances including five ring gas hob, stainless steel extractor hood over, wine fridge, twin Neff ovens, integrated tallboy fridge, integrated dishwasher, pull-out double bin, inset composite sink with mixer tap over, larder cupboards, pan drawers, spotlights within the ceiling and a uPVC double glazed picture window positioned to the rear elevation overlooking the garden. Another oak internal doors leads to the utility room.

##### GARDEN ROOM

11'11" x 10'6"

Enjoying excellent levels of natural light via the roof light/light-well and a uPVC double glazed window to the rear elevation overlooking the garden and the bi-folding doors leading out to the patio area. The Nordic grey laminate floor is continued from the dining area and there is provision for a wall mounted television and a central heating radiator.

##### UTILITY ROOM

6'9" x 5'5"

With plumbing for a washing machine, provision for a drier, integrated freezer, eye level cupboards and shelves, spotlights within the ceiling and a uPVC double glazed window to the rear elevation and a composite door leading to the exterior of the property.

#### FIRST FLOOR

##### BEDROOM, front

11'2" x 9'2"

With a uPVC double glazed window, central heating radiator, oak internal door.

##### FAMILY BATHROOM

8'5" x 5'5"

Angled P-shaped bath with chrome mono block mixer tap over, vanity hand wash basin and wc in a one piece arrangement with chrome mono block tap to the sink unit, matt black heated towel rail, part tiled splashbacks, slate effect floor covering, extraction, spotlights, a uPVC double glazed window with privacy glass inset.

##### BEDROOM, central

13'4" x 11'1"

Two uPVC double glazed windows positioned to the gable end, central heating radiator, oak door.

##### BEDROOM, rear

11'8" x 11'6"

With a uPVC double glazed window to the rear elevation, central heating radiator, oak internal door.

##### MASTER BEDROOM

13'8" x 11'6"

Two uPVC double glazed windows, central heating radiator, oak internal door, a pair of contemporary grey double wardrobes either side of a bank of drawer units/dresser, provision for a wall mounted television, oak internal doors leading to the landing and en suite.

##### EN SUITE

8'0" x 5'4"

With "floating", wall mounted vanity hand wash basin, chrome mono block tap, walk-in double shower with main rainfall shower head and hand held shower attachment with chrome mono temperature and flow fittings, part tiled splashbacks, matt black heated towel rail, slate effect floor, spotlights and extraction.

##### LANDING

23'9" x 4'0" average

With a central heating radiator, loft hatch with pull down ladder leading to a roof void providing useful storage space, linen cupboard extending over the staircase and a uPVC double glazed window positioned on the gable end on the turn of the staircase.

##### OUTSIDE

To the front is an extensive block paved driveway providing parking for a number of vehicles, securely gated perimeter access which leads to the rear landscaped garden which features an elevated stone flagged patio seating areas, a predominantly level, lawned garden, offering a good degree of privacy with established borders and boundaries.

##### GARAGE

Formerly a tandem garage with the front section now garaging, 4.11m x 2.59m, with remotely operated electric roller door, power and light and an internal door leading through to the independent office suite.

##### HOME OFFICE

16'5" x 7'4"

There are two wall mounted electric heaters and two uPVC double glazed windows to the rear and side elevations. With independent, pedestrian and client access from the side of the property via a uPVC double glazed door.

##### TENURE

We understand that the property is a long leasehold arrangement, this should be confirmed during the conveyancing process.

##### COUNCIL TAX BAND F

