

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Kitchen/Diner

Lounge

First Floor

Bedroom

Bedroom

Bathroom

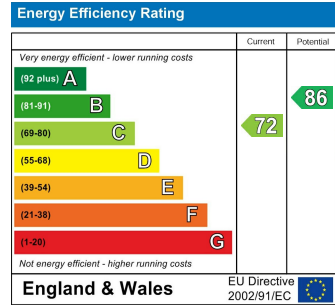
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

31 Lydgate, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



BOULTONS



Lydgate

Lepton, Huddersfield, HD8 0LT

Offers Around £219,995

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Lydgate

Lepton, Huddersfield, HD8 0LT

Offers Around £219,995



This beautifully presented 2 bedroom end house offers a delightful blend of modern living on the edge of local countryside. The property has been thoughtfully extended from its original design providing ample space for social day to day living. Formerly a 3 bedroom design which now means the master bedroom is a most generous arrangement incorporating the former 3rd bed.

Standout features of this home are its "move-in ready" condition throughout, plus the stunning living kitchen with bi-folding doors leading out to the landscaped rear garden and the highly sought-after village location.

For those who require easy access to major transport links, this home is perfectly positioned for users of the M62 and M1 motorways, making it a great base for commuting. Additionally, the property offers parking for a number of vehicles along with having a garage nearby.

An excellent opportunity for anyone seeking a well-maintained, well appointed and spacious home in a desirable location, near village amenities and close proximity to beautiful countryside, it is sure to appeal to a wide range of buyers.

Don't miss the chance to make this lovely property your new home.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Accessed via a composite double glazed front door and with a staircase rising to the first floor, cloaks hanging and a central heating radiator. An internal door leads through to the lounge.

LOUNGE

14'1" x 11'1"

An attractive contemporary gas fire provides a focal point for the room and there is a uPVC double glazed window positioned to the front elevation. Central heating radiator. A useful under-stairs storage cupboard also houses the combination boiler and fuse board.

LIVING KITCHEN

18'4" x 14'5" max or 10'9" min

A light, bright and social space with bi-fold doors leading out to the exterior of the property and allowing ample natural light to flood in. The kitchen itself is fitted with a range of attractive wall and base units in a white colour scheme with complementary post form working surfaces which incorporate a four ring induction hob with integrated extractor over. The kitchen is further equipped with an integrated fridge freezer, washing machine,, dishwasher

and drier. There is a vertical designer radiator, a central heating radiator in the kitchen and dining area, spotlights within the ceiling and a contemporary Karndean style floor covering.

FIRST FLOOR

BEDROOM 1

14'1" max x 10'2" to the robe

Incorporating the former third bedroom, fitted with a range of bedroom furniture comprising two double wardrobes and a single robe along with bulkhead cupboard and a storage unit with shelf. There are two uPVC double glazed windows positioned to the front elevation which take in distant views over the surrounding countryside. Central heating radiator.

BEDROOM 2

9'10" x 7'10"

In keeping with the remainder of the property, in good decorative order and with a uPVC double glazed window and central heating radiator.

SHOWER ROOM

5'6" x 5'6"

Fitted with a contemporary suite comprising shower cubicle, pedestal hand wash basin and low flush wc. Complementary aqua board style splashbacks in the shower area further enhanced by tiling to the remaining walls, heated towel rail, tiled flooring and a uPVC double glazed window with privacy glass inset.

OUTSIDE

There is a communal green space to the front of the property with a long driveway providing ample off-road parking. To the rear is an enclosed low maintenance, patio style garden with an attractive summerhouse positioned on the top tier.

A short distance from the property to the side and rear is a row a garages, one of which belongs to this property. We are informed this is the second along from the bottom of the lane.

AGENTS NOTES

We are informed that the boiler and alarm system have annual service care packages.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND B.