

44 Lidgett Lane,  
Skelmanthorpe HD8 9AQ

OFFERS AROUND  
£260,000



THIS SUPERB SEMI-DETACHED FAMILY HOME IS NEUTRALLY DECORATED, READY TO MOVE INTO AND OFFERS SPACIOUS ROOM SIZES THROUGHOUT. EXTERNALLY THE PROPERTY BOASTS DRIVEWAY PARKING, GARDEN BUILDINGS AND A GOOD SIZED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 7'9" x 5'1" max**

You enter the property through a white uPVC door into a welcoming hallway where there is ample space to remove outdoor clothing and shoes on arrival. A carpeted staircase ascends to the first floor landing and a door leads to the living room.

### **LIVING ROOM 12'5" x 24'6" max**

Flooded with natural light from a front facing window and a set of sliding patio doors to the rear, this fabulous living room has an abundance of space to accommodate not only lounge furniture but dining furniture too. A living flame gas fire in a pine surround with a marble hearth creates a lovely focal point in the lounge area. Oak effect flooring runs underfoot and the room is neutrally decorated. Doors lead to the kitchen and hallway.



### **KITCHEN 14'1" x 7'6" max**

Light and airy courtesy of windows to dual aspects, this modern kitchen is fitted with timber base and wall units, dark laminate worktops, rustic tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of an electric double oven and an electric hob with a stainless steel extractor fan over. Integrated appliances include a tall fridge freezer and there is space and plumbing for either a washing machine or dishwasher. A large understairs cupboard offers storage for larger household items. Tile effect laminate flooring runs underfoot. An exterior door leads to the garden and an internal door leads to the living room.



### **FIRST FLOOR LANDING 6'0" x 10'4" max**

This light and airy landing has a side facing window allowing natural light to flood in. A hatch gives loft access and there is a large airing cupboard housing the property's hot water cylinder. Doors lead to the three bedrooms and wet room.

### **BEDROOM ONE 13'4" x 9'3" max**

This fantastic double bedroom is located towards the front of the property with a window looking out to the quiet street. Practical light oak laminate flooring runs underfoot and there is an abundance of space for bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 13'4" x 9'3" max**

This charming second double bedroom has cream fitted wardrobes with bridging units and views of the garden from its rear facing window. A door leads to the landing.



**BEDROOM THREE 6'0" x 7'11" max**

Located to the front of the property with a window overlooking the quiet street this good sized single bedroom has space to accommodate a single bed and associated furniture but would equally make a fantastic home office, nursery or dressing room. A door leads to the landing.



**WET ROOM 7'6" x 11'2" max**

This contemporary wet room has been designed to be accessible with a walk in double shower enclosure, a graphite gloss vanity unit with an integral wash basin with mixer tap over and a low level W.C. The room is fully tiled with pale grey ceramic tiles which also continue underfoot. There is a large utility cupboard with plumbing for a washing machine and space for a tumble dryer. An obscure window allows natural light to enter and a door leads to the landing.



## GARDEN BUILDINGS

A large timber garden building is divided into two separate spaces, a workshop to the front and a larger space to the rear which is versatile and could be used as a home office, playroom or studio space. There are two further timber garden buildings offering storage for garden items.





### **REAR GARDEN**

To the rear of the property sits a long garden which is low maintenance having artificial turf and a patio area, perfect for al fresco dining.



### **FRONT & PARKING**

To the front of the property is an open garden space and driveway parking for multiple vehicles.

## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: There have been structural alterations to the property but there isn't relevant building regulation and/or planning permission paperwork as it wasn't required.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

## **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **PAISLEY MORTGAGES**

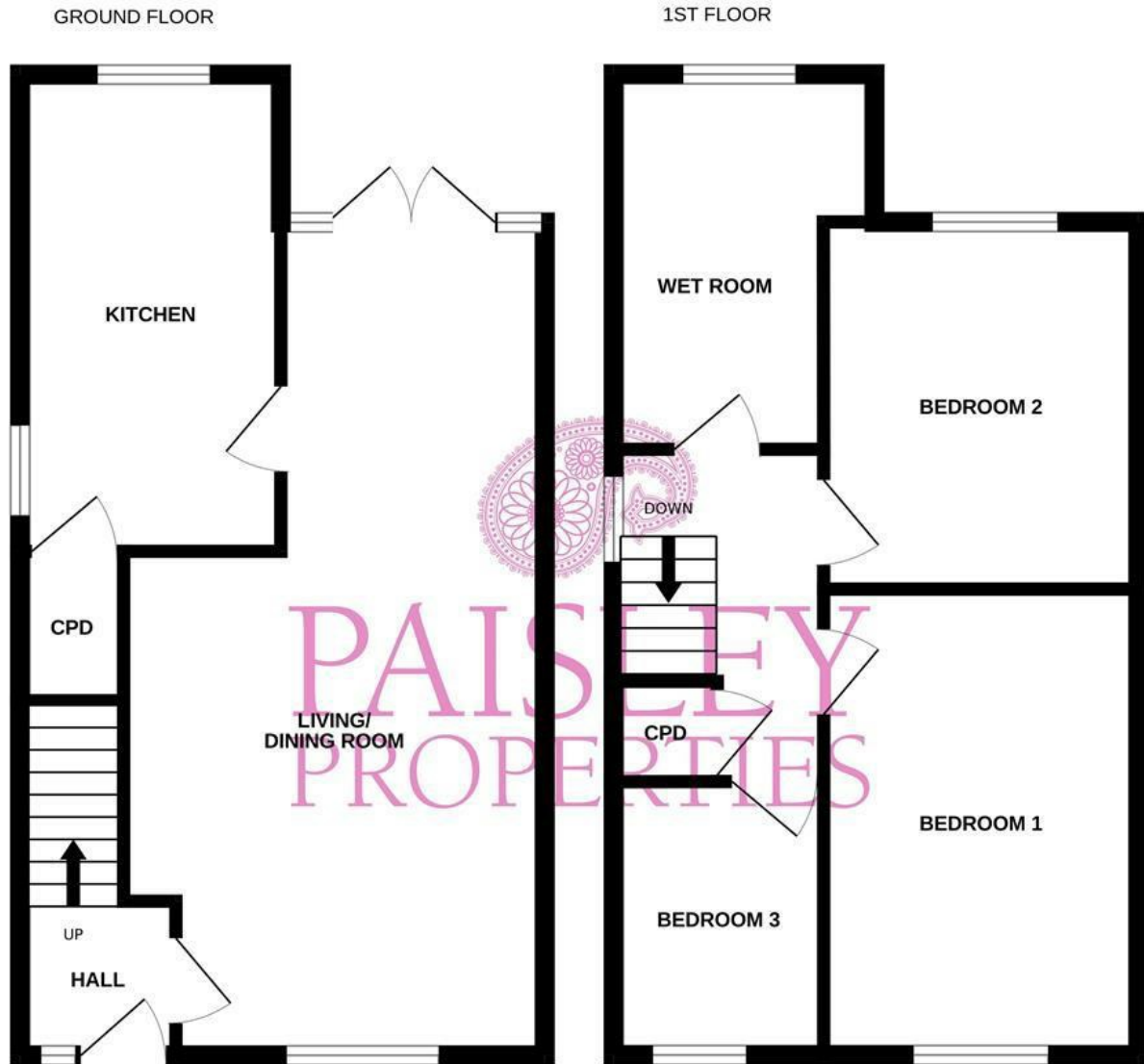
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY SURVEYORS**

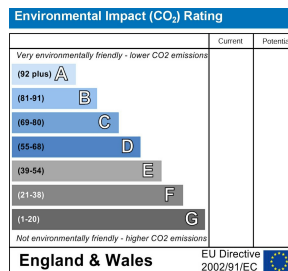
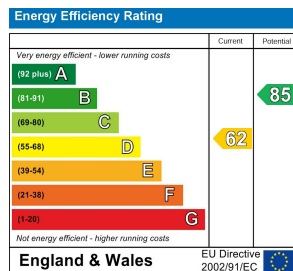
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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