

FREEHOLD



House - Semi-Detached (EPC Rating: E)

26 LIGHTRIDGE ROAD, HUDDERSFIELD,
HD2 2HE

£225,000



3 Bedroom House - Semi-Detached located in Huddersfield

26 LIGHTRIDGE ROAD, FIXBY, HD2 2HE

A spacious inter war semi detached house, constructed with part brick, part pebbledash rendered walls, mock Tudor features and a clay tiled pitched hip roof to the main structure. We understand the property was built circa 1925 period. The property is situated close to the local primary school at Fixby on a generous plot with wide frontage. There is scope to extend the property if required. The rear garden in particular offers excellent potential for improvement. The property has been vacant for several years and has fallen into disrepair. It is in need of a thorough modernization programme but there is excellent potential to increase value. The property is situated in a popular and convenient residential area, accessible for Leeds, Manchester, the M62 motorway and West Yorkshire conurbations.

GROUND FLOOR

ENTRANCE HALL

Ceiling covings, stairs to first floor, access door to front

SITTING ROOM

14' x 14'

Open fireplace, brick and tiled fire surround, recess shelving, ceiling covings plus bay window to front

DINING ROOM

14' x 13'

Ceiling covings, French doors to rear, wall light points, stone fireplace and hearth, timber mantelpiece, serving hatch to kitchen

BREAKFAST KITCHEN

16'6 x 9'

dated medium oak fitted cupboards, drawers, wall units, 4 ring Stoves gas hob, single drainer 1½ bowl sink unit, built in dishwasher, electric oven, concealed Potterton Suprima gas central heating boiler (requires replacement).

BASEMENT

3 useful storerooms

With good height, potential for basement conversion with gas and electric meters

FIRST FLOOR

LANDING

Gable window, open view

BEDROOM 1

14' x 14'

Chimney breast, ceiling covings, window to front.

BEDROOM 2

14' x 13'

Chimney breast, vanity unit, separate shower compartment, recess cupboards, ceiling covings, window and pen view to rear

BEDROOM 3

8' x 8'

Window to side with view to Castle Hill, frieze rail, open aspect, access door on to front sun balcony

BATHROOM

4'8" x 9'

Coloured suite with paneled bath, pedestal washbasin, Twyford's wc, ceiling coving, former cylinder cupboard, obscure glazed window to rear.

OUTSIDE

Generous overgrown gardens to front and rear, two driveways to front, ample car parking, access gate to side with pathway, large single timber and asbestos garage in need of repair, access to front and rear.

TENURE

Assumed freehold (solicitor to confirm).

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

D. Information obtained from Directgov website.

ENERGY BAND

E

DIRECTIONS

From Huddersfield proceed along the A641 Bradford Road for approximately 1 mile to the traffic lights at Fartown Green. At these lights carry straight on joining the dual carriageway section for approximately ½ mile before turning left by the Asian restaurant Siqua, and ascending the steep Netheroyd Hill Road. After approximately ¼ mile Netheroyd Hill Road merges into



Lightridge Road. The property will be seen on the right hand side just after the Fixby primary school.

SOLICITORS

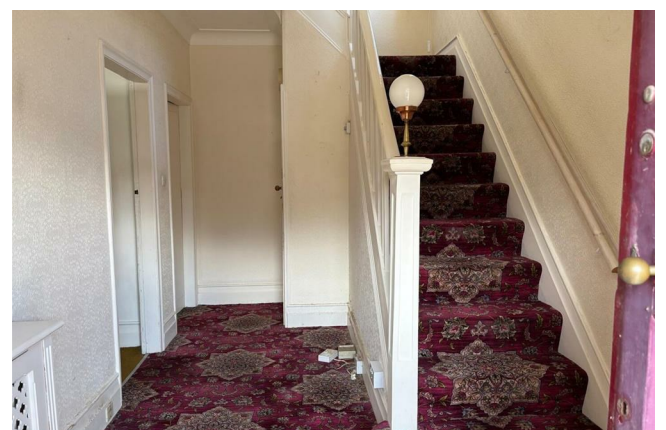
Bailey Smailes, 6 New North Parade, Huddersfield, HD1 5JP. Tel 01484 435543.

EXTRAS

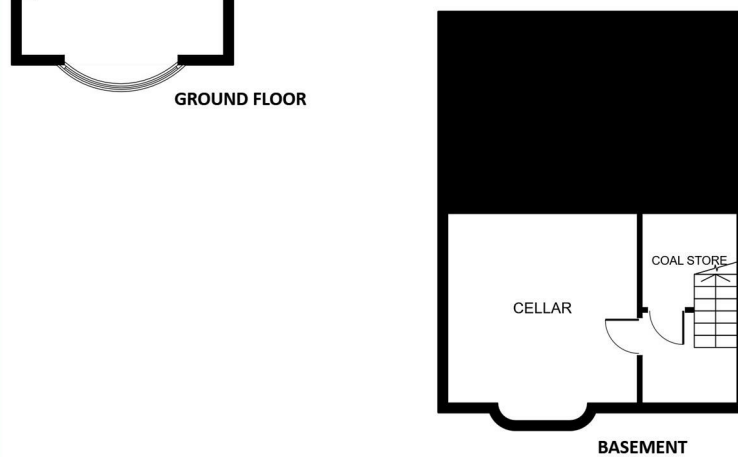
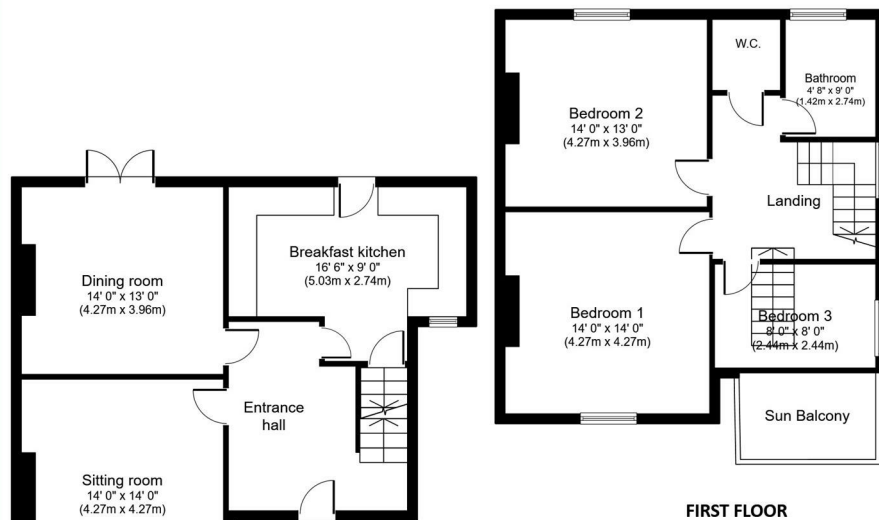
Carpets, curtains, blinds and light fittings included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



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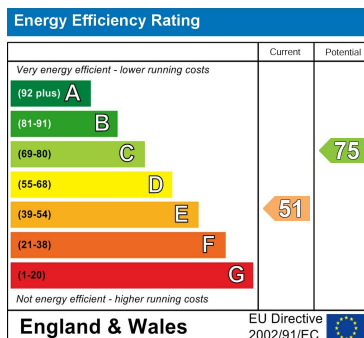
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

D

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

