



21 Lidgett Lane, Skelmanthorpe, Huddersfield, HD8 9AQ  
£290,000

bramleys

This substantial stone built 4 bedroomed semi-detached house is situated on this most spacious plot in the popular village of Skelmanthorpe. Located close to the cricket club with an open aspect to the rear, the property provides 4 first floor bedrooms, a spacious breakfast kitchen, living room, ground floor cloakroom and integral garage (presently used as a store room). Having spacious gardens, the property provides a degree of flexible accommodation in that the garage door has been removed and a uPVC double glazed access door and window installed to allow it to be used as a more formal workshop/store room. This could easily be returned to a garage or, alternatively, incorporated into the living space (subject to building regulation approval). Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: E





## GROUND FLOOR:

### Entrance Vestibule

A uPVC double glazed entrance door gives access to the entrance vestibule which has a wall mounted electric storage heater.

### Lounge

12'0" x 14'10" plus bay window (3.66m x 4.52m plus bay window)

Having a uPVC double glazed bay window to the front, dual purpose electric coal effect living flame fire/storage heater set onto a marble hearth and back cloth with fire surround and mantel and a further wall mounted electric storage heater.

### Dining Kitchen

23'2" max x 7'0" (7.06m max x 2.13m)

Having a range of matching floor and wall units with laminated working surfaces and part tiling to the walls. There is an electric cooking point, inset stainless steel sink unit with mixer taps and side drainer, plumbing for automatic washing machine, wall mounted electric storage heater and 3 uPVC double glazed windows to the rear providing an open aspect.

### Side Entrance Vestibule

A timber and bevel edged glass door leads to the side entrance vestibule which in turn leads to the:-

### Cloakroom

Having a low flush toilet and uPVC double glazed window.

### Former Garage

15'3" x 10'0" (4.65m x 3.05m)

An integral door leads to the former garage which has uPVC double glazed windows to the side with uPVC double glazed access door to the front with adjacent side panels. This room was formerly the integral garage to the property but the door has been removed and replaced with a uPVC window and access door. This could be turned back into a garage with the installation of a new garage door or, alternately, subject to building regulation consent, made into an additional living space.

## FIRST FLOOR:

### Landing

A staircase rises to the first floor landing.



### Master Bedroom

13'2" x 11'6" max plus recessed area (4.01m x 3.51m max plus recessed area)

A spacious double bedroom having 2 uPVC double glazed windows and a bulkhead store cupboard.

### Bedroom 2

10'6" x 10'0" (3.20m x 3.05m)

Peacefully situated to the rear of the property and having an open aspect. There are built-in robes with sliding doors providing hanging and shelving facilities and built-in drawer units.

### Bedroom 3

9'10" x 11'7" plus fitted robes (3.00m x 3.53m plus fitted robes)

Having built-in 4 door robes providing hanging and shelving facilities and integral drawer units. There is also a uPVC double glazed window and wall mounted electric storage heater.

### Bedroom 4

9'11" x 7'1" plus fitted robes (3.02m x 2.16m plus fitted robes)

Having 4 door fitted robes providing hanging and shelving facilities. There is a wall mounted electric storage heater and uPVC double glazed window to the rear having an open aspect and far reaching views.

### Shower Room

Being part tiled to the walls and having a 3 piece suite comprising concealed flush WC, vanity wash bowl with chrome mixer taps and fully tiled shower cubicle. There is a uPVC double glazed window and wall mounted electric storage heater.

### OUTSIDE:

The property is situated on a generous plot and has a twin stone pillared entrance with wrought iron gates leading to the flagged driveway. The property is set onto a spacious plot with large lawned gardens to the side which extend into the rear of the property which also has a flagged and decked area with flowerbed borders adjoining fields to the rear.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo bear right onto Penistone Road. Bear left onto North Road, passing through the village of Kirkburton, proceed along the road which then becomes Huddersfield Road and proceed into the village of Skelmanthorpe. Turn right onto Cumberworth Road and then the second left into Lidgett Lane where the property can be identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

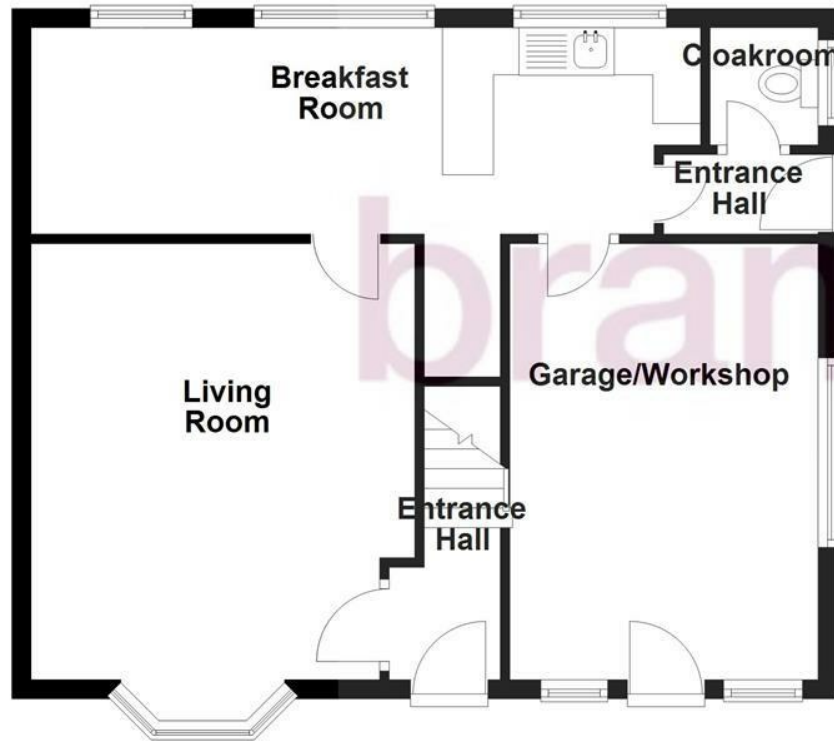
### VIEWINGS:

Please call our office on 01484 530361 to book a viewing.

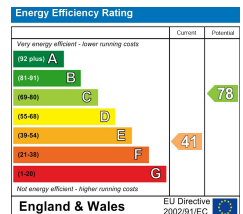
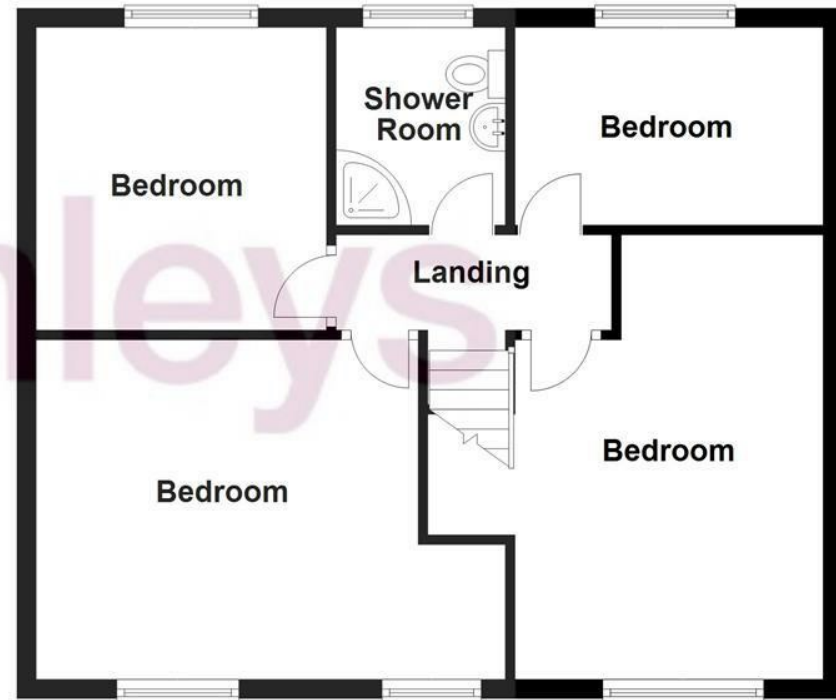




Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

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