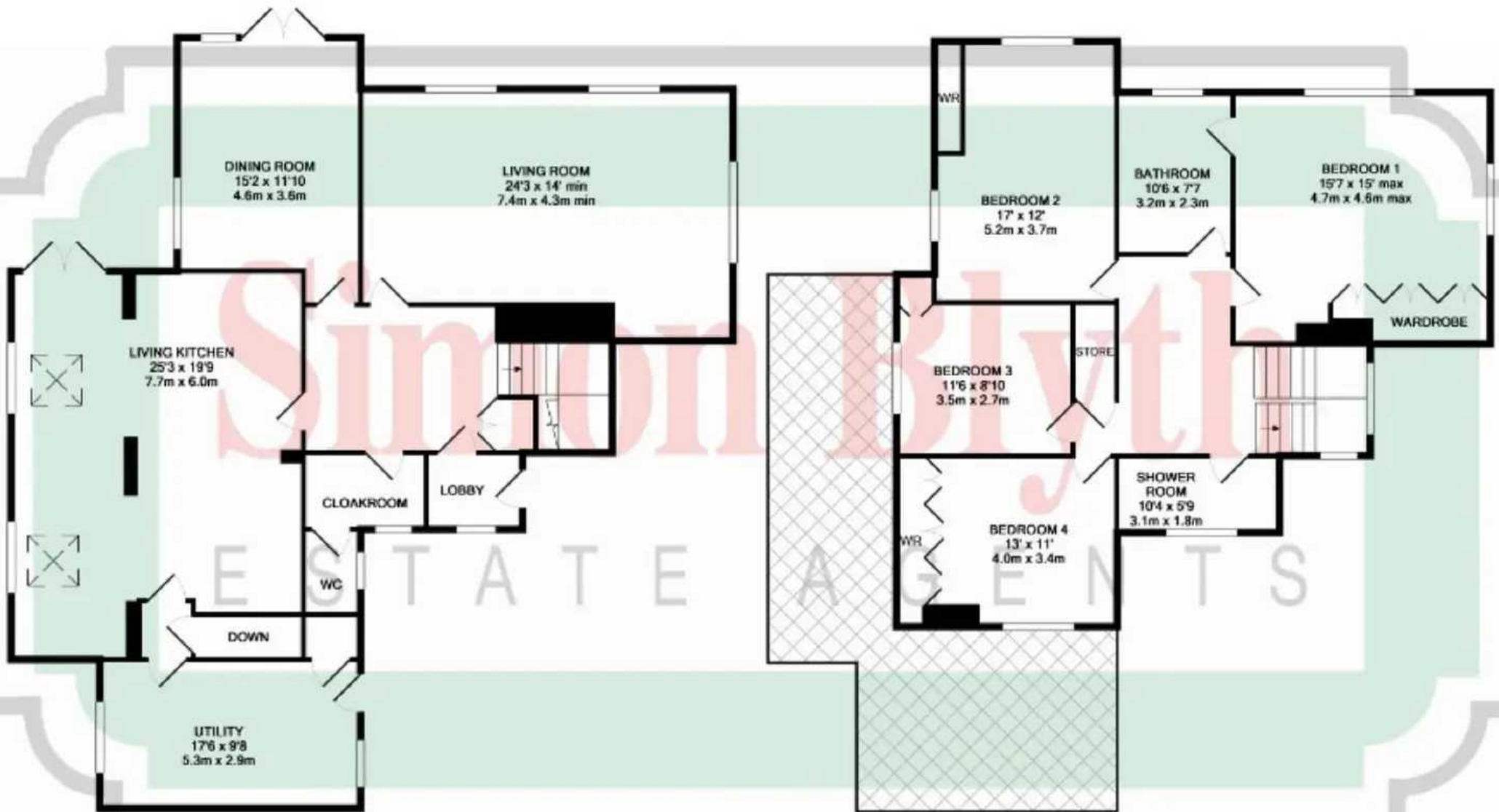




**46 Lightridge Road, Huddersfield**  
Huddersfield

Offers in Region of **£696,000**





GROUND FLOOR

LIGHTRIDGE ROAD  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Plans with floorplan 60212

1ST FLOOR



## 46 Lightridge Road

Huddersfield, Huddersfield

CONSTRUCTED CIRCA 1934, THIS HANDSOME  
STONE BUILT DETACHED FAMILY RESIDENCE STANDS  
WITHIN LARGE WELL SCREENED ESTABLISHED  
GARDENS WHICH ARE LAID OUT T...  
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







### **ENTRANCE HALL**

An oak door opens into an entrance vestibule, this has a leaded and glazed window with tiled sill, quarry tiled floor, ceiling light point and from here a timber and glazed door opens into the main entrance hall. The hallway has oak flooring, there are inset ceiling downlighters, ceiling coving, to one side there is a return staircase rising to the first floor with useful storage cupboard beneath. There is a central heating radiator and from the hallway access can be gained to the following rooms:-

### **CLOAKROOM**

Dimensions: 2.44m x 1.52m (8'0 x 5'0). With a leaded and frosted glazed window, there is an inset ceiling downlighter, central heating radiator, pedestal wash basin, oak flooring and to one side a door opens into a downstairs WC.

### **DOWNSTAIRS W.C.**

Dimensions: 1.70m x 0.97m (5'7 x 3'2). With a leaded and frosted glazed window, there is an inset ceiling downlighter, oak flooring and fitted with a low flush WC.

### **LIVING ROOM**

Dimensions: 7.39m x 4.27m min (24'3 x 14'0 min). As the dimensions indicate this is a spacious and well-proportioned principal reception room which has lots of natural light from sealed unit double glazed windows to two elevations, there are inset ceiling downlighters, ceiling coving, three column radiators, there are fitted cupboards and book shelving and as the main focal point of the room there is a feature fireplace with carved timber surround, marble inset and home to a coal effect gas fire which rests on a marble hearth.

### **DINING ROOM**

Dimensions: 4.62m x 3.61m (15'2 x 11'10). This is situated adjacent the living room and is another well-proportioned reception room which has leaded glazed windows to the side elevation and timber and





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## DINING ROOM

Dimensions: 4.62m x 3.61m (15'2 x 11'10). This is situated adjacent the living room and is another well-proportioned reception room which has leaded glazed windows to the side elevation and timber and sealed unit double glazed windows and French doors to the front. There is a twin sliding door serving hatch, ceiling light point, wall light point and oak flooring.





**Simon Blyth**

ESTATE AGENTS



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## Simon Blyth Estate Agents

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