

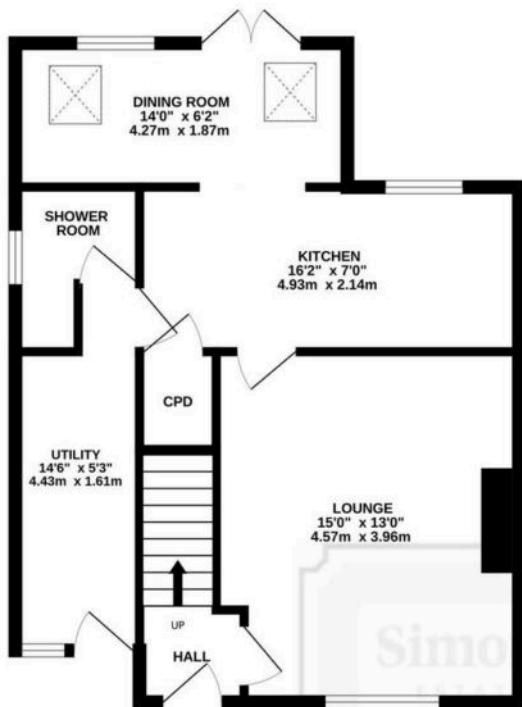


**Cranbook, Lidgett Lane, Skelmanthorpe**

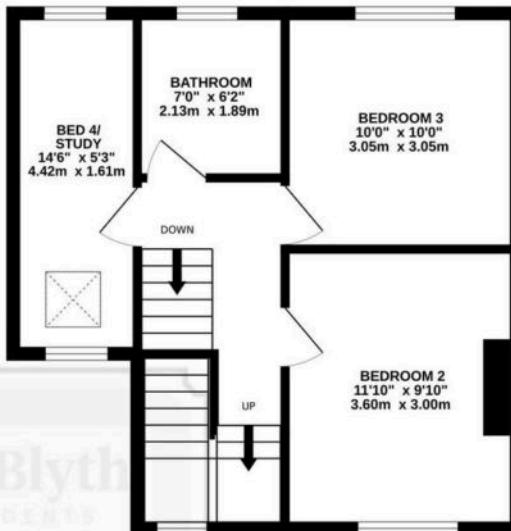
Huddersfield, HD8 9AQ

Guide Price £250,000

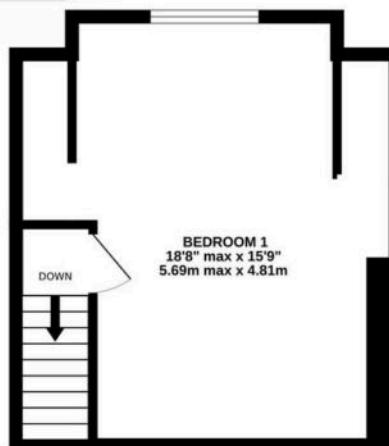
## GROUND FLOOR



## 1ST FLOOR



## 2ND FLOOR



## 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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## Cranbrook, 11 Lidgett Lane

Skelmanthorpe, Huddersfield, HD8 9AQ

***\*\* This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited \*\****

CRANBROOK IS SITUATED IN THE SOUGHT-AFTER ADDRESS OF LIDGETT LANE, SKELMANTHORPE AND OFFERS SPACIOUS AND VERSATILE ACCOMMODATION OVER THREE FLOORS, INCLUDING OPEN-PLAN DINING KITCHEN AND IMPRESSIVE DUAL-ASPECT PRINCIPAL BEDROOM. BOASTING PLEASANT VIEWS TO THE REAR, CLOSE TO THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL-REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

**OFFERED WITH NO ONWARD CHAIN.**

The property accommodation briefly comprises entrance hall, lounge, kitchen, dining room, utility, and shower room to the ground floor. To the first floor are three bedrooms and the house bathroom, and to the second floor is the impressive principal bedroom. Externally, there is a low maintenance driveway to the front with fence and wall boundaries. A gate to the side leads to steps down to the rear garden which features a raised flagged patio area with space for a garden shed, and a lawn area with mature trees, shrubs and fenced boundaries.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.

**Simon Blyth**  
ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE

Enter into the property through a multi-panel, double-glazed, PVC front door with obscure glazed inserts and leaded detailing into the entrance. There is hardwood flooring, a ceiling light point, a radiator, and a staircase with two handrails proceeding to the first floor. A multi-panel door provides access to the lounge.

### LOUNGE

15' 0" x 13' 0" (4.57m x 3.96m)

The lounge is a generously proportioned, light and airy reception room which features a double-glazed window with leaded detailing to the front elevation, a continuation of the hardwood flooring from the entrance, decorative coving to the ceiling, a central ceiling light point, and a multi-panel door proceeding into the open-plan dining kitchen. The focal point of the room is the stove-effect electric fire set upon a raised hearth with attractive mantel surround.





## KITCHEN

16' 2" x 7' 0" (4.93m x 2.13m)

The kitchen features fitted wall and base units with shaker-style cupboards and complementary work surfaces over, which incorporate a one-and-a-half-bowl, composite Lamona sink unit with brushed chrome mixer tap. There are built-in appliances including a four-ring Lamona gas hob with stainless steel splashback and canopy-style cooker hood over, an electric fan-assisted oven, and an under counter fridge. There are soft-closing doors and drawers, a pull-out pantry cupboard and under-unit lighting. Doors provide access to the utility and the useful understairs pantry, and the kitchen area then leads seamlessly into the dining area.

## DINING AREA

14' 0" x 6' 2" (4.27m x 1.88m)

The dining area features a continuation of the laminate flooring from the kitchen, as well as double-glazed French doors, a double-glazed window and two skylight windows; all of which provide a great deal of natural light and pleasant open-aspect views across fields. There is inset spotlighting to the ceiling and a radiator.

## PANTRY

The under-stairs pantry features a ceiling light point, laminate flooring, and fitted shelving in situ.

## UTILITY ROOM

14' 6" x 5' 3" (4.42m x 1.60m)

The utility room features a double-glazed external door with obscure glazed inserts and leaded detailing, as well as an adjoining double-glazed window with leaded detailing. There is laminate flooring, two ceiling light points, an extractor fan, under-unit lighting, and a multi-panel door which provides access to the ground floor shower room. There are fitted wall units with shaker-style cupboard fronts, a work surface with tiled splashback and space beneath for an undercounter fridge or space and provisions for an automatic washing machine and tumble dryer. The utility room also houses the wall-mounted combination boiler.

## GROUND FLOOR SHOWER ROOM

The shower room features a three-piece suite comprising a low-level w.c. with push-button flush, a fixed frame shower cubicle with thermostatic shower, and a glass wall-hung wash hand basin with chrome monobloc mixer tap. There is tiled flooring, tiling to the walls, an extractor fan, a ceiling light point, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the side elevation.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which features multi-panel doors providing access to three bedrooms and the house bathroom. There are two ceiling light points, a radiator, a double-glazed window with leaded detailing to the front elevation, and a further staircase with wooden banister and spindle balustrade which rises to the second floor.

### BEDROOM TWO

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed window with leaded detailing to the front elevation, a central ceiling light point, a radiator, and the focal point of the room is the decorative cast-iron fireplace.



### **BEDROOM THREE**

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

Bedroom three can accommodate a double bed with ample space for freestanding furniture. The room takes full advantage of pleasant open-aspect views over rooftops courtesy of a double-glazed window to the rear elevation. There is a ceiling light point and a radiator.

### **BEDROOM FOUR / STUDY**

14' 6" x 5' 3" (4.42m x 1.60m)

Bedroom four could be utilised as a home office, nursery or single bedroom. It is particularly light and airy with dual-aspect windows to the front and rear elevations, as well as double-glazed skylight windows. There is a fabulous vaulted ceiling with exposed timber beams, inset spot lighting to the ceiling, a radiator, and telephone points.

### **HOUSE BATHROOM**

7' 0" x 6' 2" (2.13m x 1.88m)

The house bathroom features a white, three-piece suite comprising a corner w.c. with push-button flush, a pedestal wash hand basin with chrome mixer tap over, and a panel bath with mixer tap and handheld shower attachment. There is tiling to the walls, a wall light point, an extractor fan, and an obscure glazed window to the rear elevation.



## SECOND FLOOR

### SECOND FLOOR LANDING

Taking the staircase from the first floor landing, you reach the second floor, which features a multi-panel door providing access to bedroom one.

### BEDROOM ONE

18' 8" x 15' 9" (5.69m x 4.80m)

Bedroom one is a generously proportioned, light and airy, dual-aspect double bedroom with ample space for freestanding furniture. With the double-glazed windows to the both front and rear elevations, the room benefits from a particularly pleasant open-aspect view across neighbouring fields and beyond. There are two ceiling light points, a radiator, and ample under-eaves storage areas.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property benefits from a low maintenance, flagged patio which could be utilised as off-street parking for multiple vehicles. There is an external light and a pathway which leads down the side of the property to a gate which encloses the rear garden. There are part-fence and part-wall boundaries.

### REAR GARDEN

Externally to the rear, the property benefits from a low maintenance, enclosed garden, which features two flagged patio areas ideal for al fresco dining, barbecuing and entertaining. There are mature, well-stocked flower and shrub beds, and a lawn area to the bottom of the garden. The gardens enjoys lovely, open-aspect views across neighbouring fields and towards Emley Moor Mast. There are external lights, an external security light, an external tap, and a substantial shed situated on the lower patio which has lighting and power in situ.

### OFF STREET

2 Parking Spaces



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

#### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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#### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

#### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

#### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

#### **OFFICE OPENING TIMES**

##### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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