

bramleys

For Sale

**28B LIDGETT LANE
SKELMANTHORPE
HD8 9AQ**

RESIDENTIAL SALES

£650,000



- **4/5 BEDROOM DETACHED FREEHOLD PROPERTY**
- **APPROX. 2,500 SQFT OF LIVING ACCOMMODATION**
- **OFF ROAD PARKING FOR 6-7 VEHICLES**
- **OUTBUILDING PROVIDING SCOPE FOR CONVERSION**
- **SUPERB SOUTH-WESTERLY FACING REAR GARDENS**
- **IDEAL FOR THE FAMILY BUYER**



Set into stunning grounds, extending to approximately 1/3 acre is this unique and individually designed 4/5 bedroom detached property. Situated along a private driveway with south-westerly facing rear gardens, the property boasts approximately 2,500 sqft of living accommodation including spacious master suite with en suite, a superb galleried landing and off road parking for approximately 7 vehicles. A detached outbuilding (formerly a stable block) with power, light and water, offers the discerning buyer the potential to create either a double garage, workshop or home office.

Internally the property provides gas fired central heating, uPVC double glazing, security alarm system and CCTV. The property would provide a superb home for those with a growing family. Set in the popular residential village of Skelmanthorpe, the property is a short drive from the M1 motorway, providing access to the major trading centres of West and South Yorkshire.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Having slate flooring, a contemporary black gloss radiator and an access through to the dining room. A further door accesses the shower room and utility.



Shower Room

Being fully tiled to both the walls and floor. The shower room is fitted with a 3 piece suite comprising low flush WC, semi pedestal wash basin and fully tiled corner shower cubicle. There is also a chrome ladder style radiator.

Utility Room

3.05m x 1.75m (10'0" x 5'9")

Having a range of matching modern wall and base units with laminated working surface, part tiled walls and stone tiling to the floor. There is an inset stainless steel sink with mixer taps, sunken LED lighting, plumbing for an automatic washing machine, uPVC double glazed window and a side access door.

Sitting Room/Study

3.99m x 3.68m (13'1" x 12'1")

Fitted with a contemporary style radiator and uPVC double glazed window.

Bedroom 5

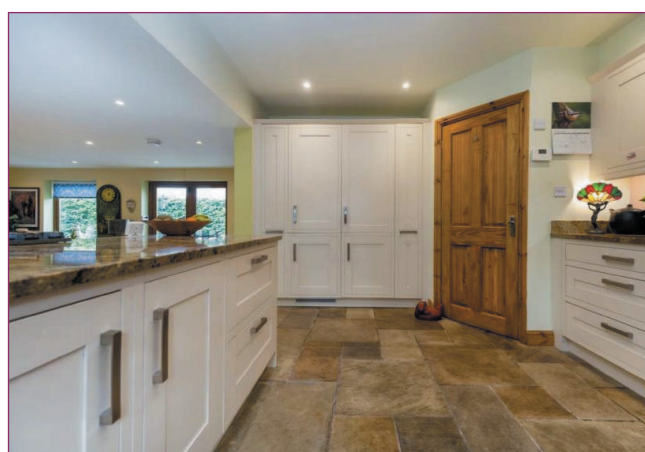
3.66m x 3.51m (12'0" x 11'6")

Fitted with a wood grain effect double glazed window and contemporary black gloss radiator.

Kitchen

4.98m x 3.35m (16'4" x 11'0")

Having a range of matching modern wall and base units with granite working surfaces and a wealth of integrated appliances including 5 ring Falcon gas range, dishwasher, fridge and an inset 1½ bowl sink unit with mixer taps and granite drainer. There are sunken LED lights, stone flooring and is open plan to the dining room.



Dining Room

6.88m x 5.79m (22'7" x 19'0")

A most spacious dining room, which has been fitted with Karndean style flooring, sunken LED lighting, 2 central heating radiators, uPVC double glazed windows to either side and a set of French doors. Being open to the full ceiling height which incorporates a galleried landing above. A set of timber and glazed double doors lead through to the lounge.

Lounge

6.83m x 4.90m (22'5" x 16'1")

This superb living room is dominated by the gothic style stone fire surround and mantel, with a recessed gas and coal effect living flame fire. There are uPVC double glazed windows to both rear and side elevations, together with a central heating radiator.



En suite Bathroom



En suite Bathroom

Being fully tiled to the walls and floor. The en suite is furnished with a 3 white suite incorporating low flush WC, pedestal wash basin and deep sunk bath with chrome central mixer taps and shower attachment. There is a uPVC double glazed window, sunken LED lighting and a feature semi circular chrome ladder style radiator.

Bedroom 2

5.72m x 2.74m (18'9" x 9'0")

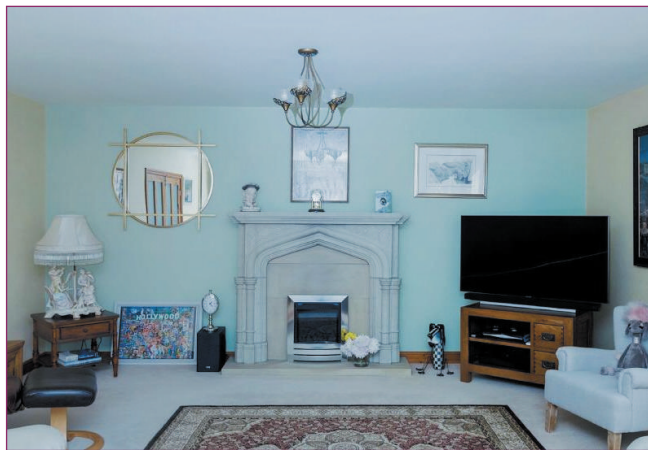
Having a uPVC double glazed window, central heating radiator, sunken LED lighting and an exposed ceiling beam. (please note, there is partial restricted roof height)



Guest Suite

5.18m max. x 3.18m max. (17'0" max. x 10'5" max.)

This spacious third bedroom has uPVC double glazed windows to the front and side elevations, sunken LED lighting and an access door to the en suite. (please note, there is partial restricted roof height)



FIRST FLOOR:

A pine balustrade staircase with barley twist spindles leads from the dining room up to the first floor accommodation.

Galleried Landing

Fitted with a Velux window, sunken LED lighting and exposed ceiling beam.

Master Bedroom

4.95m x 4.47m (16'3" x 14'8")

A most spacious master bedroom suite which has uPVC double glazed windows to the side and rear elevations which take full advantage of the garden views. There are large double depth 4 door wardrobes with hanging and shelving facilities, sunken LED lighting and exposed beams.



Jack and Jill En suite Bathroom

Being fully tiled to the walls and floor. The en suite is furnished with a 3 piece white suite incorporating pedestal wash basin, low flush WC and panelled bath with chrome mixer taps and shower attachment. There is a central heating radiator, Velux window, exposed ceiling beam and further access door to the landing which could be used as the family bathroom.

Bedroom 4

5.18m x 3.43m max. / 2.44m min. (17'0" x 11'3" max. / 8'0" min.)

A spacious L-shaped bedroom which has sunken LED lighting, exposed ceiling beams, a central heating radiator, access door to the eaves storage and a uPVC double glazed window.

(please note, there is partial restricted roof height)

Bedroom 4



OUTSIDE:

The property is accessed via a tarmacadam driveway with gardens to either side. There is a small orchard with lawns and mature trees and shrubs. The driveway then extends to provide a sizeable turning head, additional parking 2-3 vehicles. The parking is set beneath two mature weeping willow trees, with further adjacent lawns and a further tarmacadam area for a further 4 vehicles. There are some stone outbuildings and to the side of the property there is a 5 bar access gate which leads to the side of the property which has a further tarmacadam driveway, exterior power points and lighting and in turn leads through to the beautifully landscaped rear gardens which have a central pathway, lawns to either side and an array of mature flowerbeds, bushes and trees. There is a central feature flagged patio, further lawns with soft fruit bushes, fruit trees, evergreens and mature trees. To the rear there is also a greenhouse and open fronted summer house.



Former Stables

7.19m x 4.83m (23'7" x 15'10")

There is power and light points, water tap, stable access door with further double doors allowing the building to be used as garaging if required or alternatively reverting back to stables or potentially a home office if required.



ENERGY RATING:

C

COUNCIL TAX BAND:

F

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

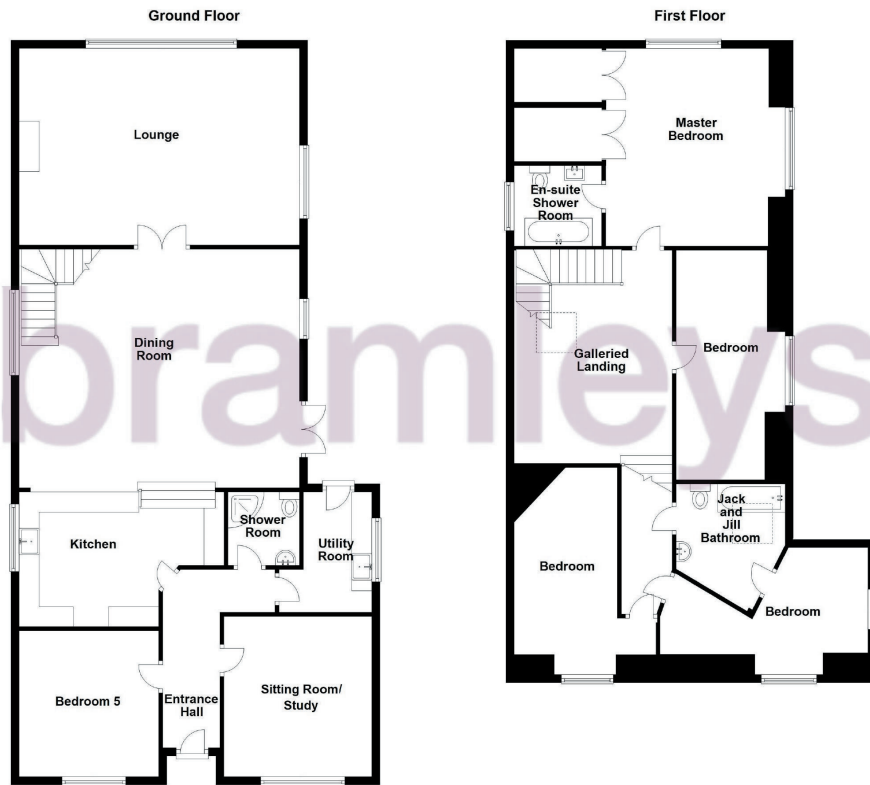
ON-LINE CONVEYANCING SERVICES:

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.

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. Immediately before No.30 on the right, there are two white gate posts. No.28B will be found up this road on the left hand side.





Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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:

- 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.
- 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.

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

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