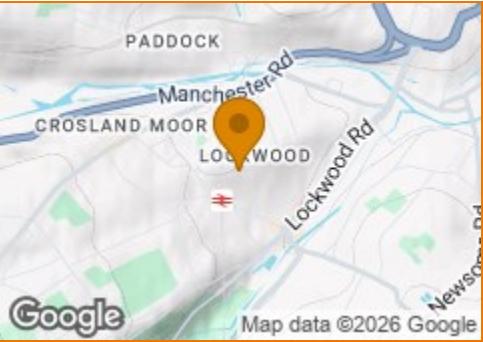


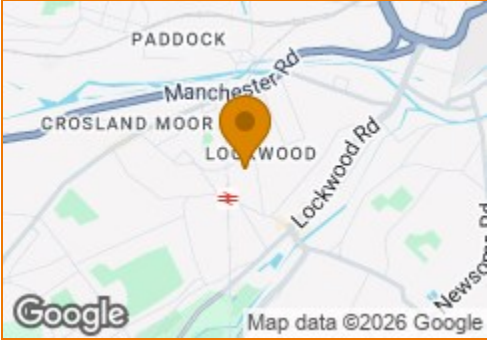
Terrain Map



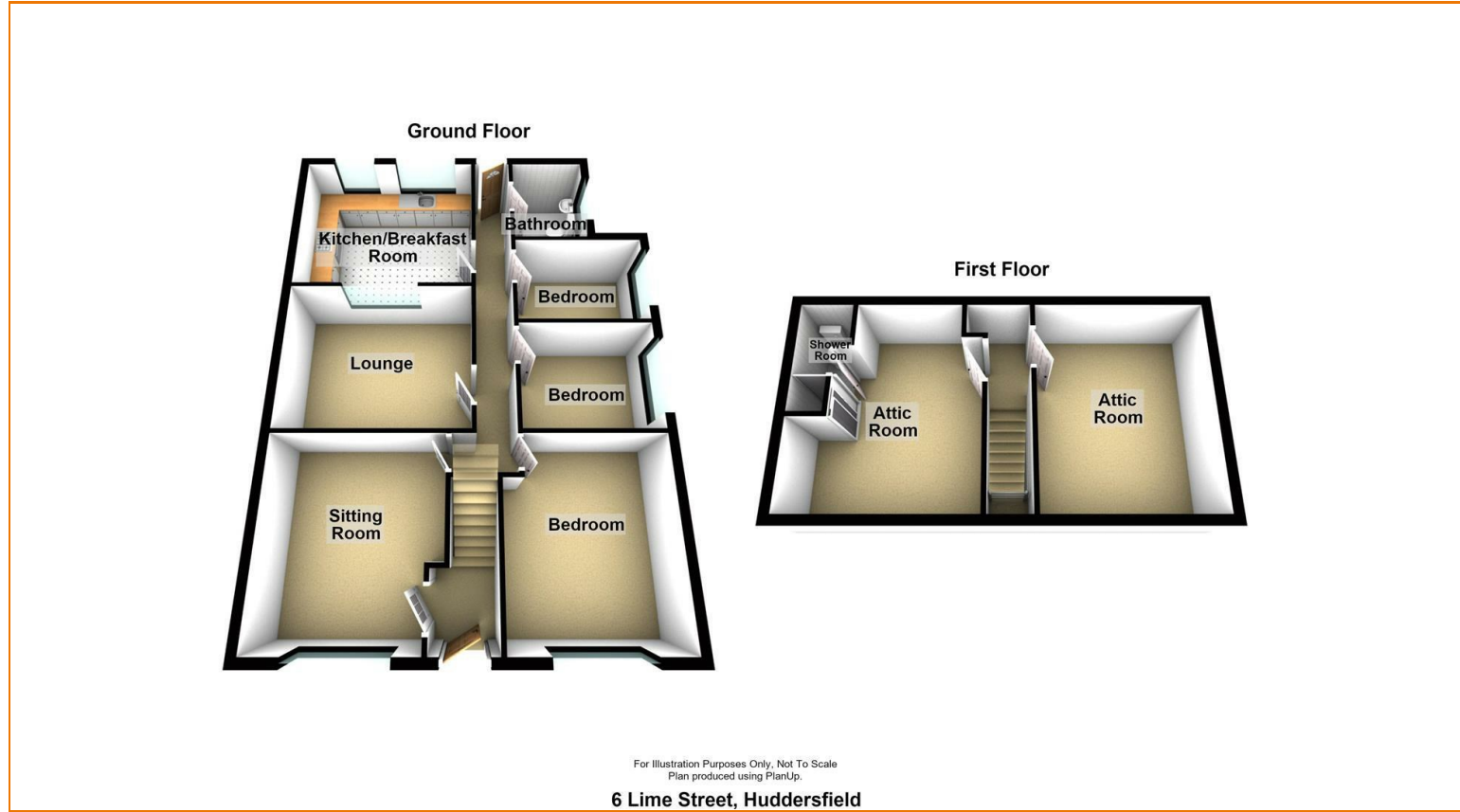
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



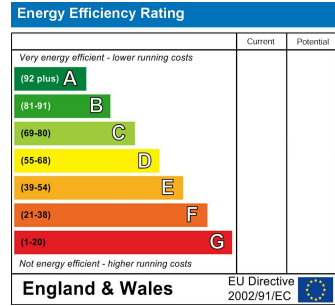
Lime Street

Lockwood, Huddersfield, HD1 3SN

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Around £250,000



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*** 3 BEDROOMS + 2 MOST USEFUL & GENEROUS ATTIC SPACES

Elevated up from Lime Street is this stylish semi-detached house, offering a perfect blend of comfort and contemporary living. The property enjoys a desirable location that is both popular and convenient, making it an ideal choice for families and professionals alike.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed bedrooms offer flexibility for various living arrangements, whether you require a home office, guest room, or children's space. The two bathrooms/shower rooms have been thoughtfully positioned to cater to the needs of a busy household, ensuring convenience and privacy.

Having been extended from its original design, the property showcases upgraded features that enhance its appeal. The current vendors have thoroughly improved the home, creating a stylish environment that is ready for you to move in and enjoy.

Outside, the property benefits from well-maintained gardens and additionally, a garage provides secure parking, extra storage space and an outside w.c adding to the practicality of this lovely home.

In summary, this house on Lime Street is a remarkable opportunity for those seeking a modern, flexible living space in a sought-after area. With its stylish presentation and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your new home.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 4'2" x 4'2"

Accessed via a contemporary uPVC double glazed front door with four inset double glazed units incorporating privacy glass. This entrance lobby allows access to the lounge and what is currently being used as a bedroom (could easily be a further reception room). There is a cloak hanging and a staircase rising to the attic space.

There is a contemporary, traditionally blended oak internal door leads into the lounge.

LOUNGE 12'8" max x 12'3£ max

This comfortable and well-presented reception room is positioned at the front of the property and enjoys good levels of natural light via the uPVC double glazed window which has a leaded glass inset. There is a Nordic grey style laminate floor covering, central heating radiator, provision for a wall-mounted television and another oak internal door leads through to the inner hall.

BEDROOM/RECEPTION ROOM 12'9" x 10'8" max

Also at the front of the property with ample natural light being provided by the uPVC double glazed window which has a leaded detail inset. There is a central heating radiator and a light oak effect laminate floor covering. Under the staircase is a useful cupboard storage space. This room is also accessed via a traditional solid oak door.

CINEMA ROOM 13'5" x 10'9"

Centrally positioned within the property, enjoying borrowed light from the kitchen via a uPVC double glazed window which would have formed part of the former exterior wall. There is a central heating radiator and a Nordic grey style laminate floor covering.

BEDROOM 9'1" x 7'9"

Positioned at the side of the property with a central heating radiator and a uPVC double glazed window with a leaded detail inset. Nordic grey style laminate floor covering.

DINING KITCHEN 12'5" x 12'3"

This attractive stylish dining kitchen enjoys excellent levels of natural light via the skylights positioned within the roof lightwell and the two uPVC double glazed windows positioned to the rear elevation. The kitchen area is fitted with a range of contemporary grey high gloss wall and base units with complementary quartz effect working surfaces which incorporate a large stainless steel inset sink unit with mixer spray tap and drainer. The kitchen is further equipped with a five-ring gas hob and fitted oven with extractor canopy over and

plumbing for a washing machine. Part tiled splashbacks surround the preparation areas and there is also space for a tallboy or American style fridge freezer. The floor has an attractive tiled finish and there are spotlights in the ceiling.

BEDROOM 8'7" x 6'8"

With tiled floor covering, central heating radiator and a uPVC double glazed window with a leaded detail inset. There is also a wall-mounted fuse board, electricity meter and concealed within a cupboard, the Worcester Bosch combination boiler.

FAMILY BATHROOM 7'1" x 5'4"

Fitted with a contemporary white three-piece suite comprising panel bath with showers over including a main rainfall shower head, hand-held shower attachment and mixer tap, pedestal hand wash basin with chrome mixer tap over and a low flush wc with bidet. The ceiling has an aqua-board style finish with spotlights and the walls are tiled. Fitted medicine cupboard and central heating radiator.

INNER HALL 27'5" x 2'9" max

With a contemporary column style radiator, recessed cloaks hanging space, a Nordic grey style laminate floor and provides access to all the ground floor rooms. To the rear elevation is a uPVC double glazed rear door with privacy glass inset which leads out to the rear garden.

SECOND FLOOR

LANDING 9'7" max x 4'1"

Providing access to the two attic rooms.

ATTIC SPACE 11'5" x 9'4" to purlin

Grey ash style laminate floor covering and Velux window to the front roof slope, central heating radiator.

ATTIC SPACE 11'3" x 9'5" purlin to purlin

High gloss, oak style laminate floor covering, skylight positioned to the rear roof slope and an internal door leading to the shower room.

SHOWER ROOM 8'6" x 2'5"

Fitted with a shower cubicle with aqua-board style splashback, vanity hand wash basin with mixer tap and tiled splashback and a low flush wc, extractor.

OUTSIDE

There is an elevated enclosed garden area to the front of the property with artificial grass finish, perimeter access and a rear patio style garden. A short flight of steps lead up to the detached single concrete sectional garage and a secure gated drive towards the rear of the curtilage provides access to a driveway, if required.

TENURE

We understand the property is a long leasehold arrangement. 999 years.

COUNCIL TAX. BAND A.

