



3 Lime Avenue, Thongsbridge

Offered for sale with no upper chain is this recently refurbished, generously proportioned three-bedroom semi-detached family home. Boasting a new layout, newly fitted kitchen, bathroom, ground floor WC, decorated throughout and much more, this property must be viewed to be fully appreciated. Located in the popular village of Thongsbridge, a short walk from Holmfirth High School and local amenities and less a mile and a half from Holmfirth's vibrant and much-admired centre. The accommodation briefly comprises: entrance vestibule, hallway, lounge, dining/sitting room, conservatory, breakfast kitchen, ground floor WC, first floor landing, three bedrooms and bathroom. Externally, there are gardens to three sides, a driveway and long single detached garage.

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Accommodation

GROUND FLOOR

Entrance Vestibule

Access is gained via a double-glazed door into this inner lobby area, which has a tiled floor and a spotlight to the ceiling.



Hallway

The entrance hallway is both light and airy courtesy of the stained-glass style door giving access from the entrance vestibule, and the mid height double glazed window as you ascend up the stairs. Here there is a central heating radiator, under the stair's storage cupboard, which houses the gas fired central heating boiler, and doors lead off.



Lounge



Lounge

16' 6" x 11' max

This welcoming room has a living flame effect electric wall mounted fire, central heating radiator and a double-glazed window allowing views of the property's front garden and beyond. From the lounge double sliding doors give access through to the dining/sitting room.



Dining/Sitting Room

11' 10" x 11'

This room has a central heating radiator and double-glazed sliding patio style doors which give access through to the conservatory.



Conservatory **8' x 6' 11"**

Glazed to three sides with sliding glazed doors and a tiled floor.



Breakfast Kitchen **18' 10" x 8' 8" max**

The kitchen comprises of units to the high and low level with a sink unit with mixer tap over, integral electric oven and electric hob with extractor fan over. There are relevant tiled splashbacks, plumbing for an automatic washing machine, central heating radiator and double-glazed windows to the front and the side. The room has inset spotlights to the ceiling.



WC **5' 8" x 3'**

Accessed from the entrance hallway, this compact ground floor WC comprises of a low-level flush WC, small vanity hand wash basin, central heating radiator and obscure single glazed window.

FIRST FLOOR



Landing

At half height, there is a double-glazed window and doors lead off.



Bedroom 1 **11' x 11' max**

This double bedroom is located to the front of the property offering far reaching views towards Castle Hill over neighbouring rooftops. The room has a central heating radiator.



Bedroom 3 **11' 7" x 8' 8" max**

Whilst the smallest of the rooms it is still of good proportions, with a double-glazed window and central heating radiator.



Bedroom 2 **11' 7" x 10' 4" max**

Another double bedroom located to the rear of the property, with a double glazed-window allowing views over the property's rear garden and beyond and central heating radiator.



Bathroom **7' 8" x 5' 8"**

Comprising of a three-piece suite in white including low-level flush WC, vanity hand wash basin and bath with glazed panel, shower attachment and fitted shower above. The room has a towel rail style central heating radiator, obscure double-glazed window and an extractor fan.



OUTSIDE

Access is gained via a metal gate from Lime Avenue, where a path leads to the side of the property, to the side entrance door and beyond. To the front, there is a raised paved patio area and lawned gardens with established hedging and lawn at the front and side. To the rear, the paving continues giving access to the conservatory and a rocky style garden to the side where steps rise up to a further lawn area and an additional patio area. Here there is a good size useful storage shed to the rear of the garage.

Garage

This longer than may be expected single width garage has an up and over door, windows to the side and the rear and rear access door. Here there is power and lighting.

Additional Information

The property is Freehold; Energy rating 41 (Band E); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

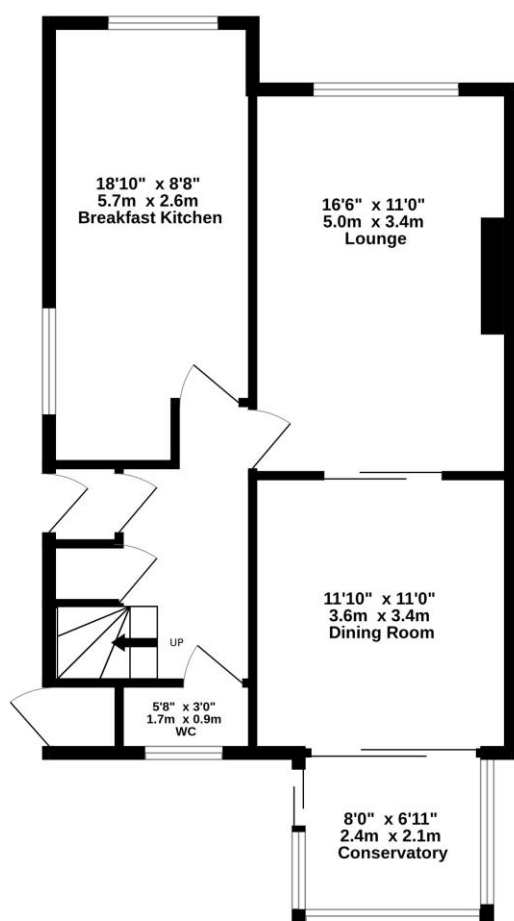
Viewing

By appointment with Wm. Sykes & Son.

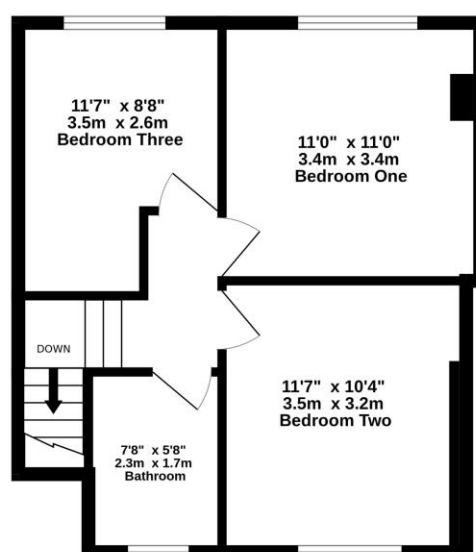
Directions

From the Huddersfield Road turning right down Miry Lane, signposted for the tennis club, continue along and up Miry Lane turning left down Woodlands Avenue and first left onto Lime Avenue. Follow the road around and no. 3 is on the left near the top of the cul de sac.

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 sq.m.) approx.

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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