



36a Lydgate Drive, New Mill

This individual detached dormer style property enjoys a pleasant tucked away plot with generous garden and parking provision. It offers great potential for the next owner to renovate and remodel to their own tastes. The accommodation currently comprises: entrance hall, wc, kitchen, dining room, lounge, landing, 3 bedrooms, store and bathroom. It has the benefit of gas central heating and double glazed windows but would benefit from comprehensive modernisation. A good sized single garage is attached to the front of the house and there are generous grounds which incorporate a large parking area, lawn and outbuildings. For sale with no vendor chain.

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Slaithwaite

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Accommodation:

GROUND FLOOR



Entrance Hall

With uPVC entrance door.

Downstairs WC

With low flush wc and hand washbasin.

Kitchen

With fitted base units and wall cupboards, laminated worksurfaces, 1 1/2 bowl stainless steel sink unit with mixer tap, window and door to the rear, central heating.

13'1" x 7'10"



Lounge **20'2" x 17'9"**

A large living room with windows to the front and side, feature fireplace with tiled hearth and open fire, central heating radiator and staircase to the first floor.

Garage **17'9" x 12'3"**

A good sized single garage which, whilst it isn't integral to the building, is attached to the front of the kitchen. There is scope here to extend the property by converting and combining with the kitchen subject to the necessary consents being obtained. It currently features an up and over door to the front, electric light and power supply.

There is a utility area with stainless steel sink and plumbing for washing machine.



Dining Room **15'1" x 9'3"**

A good sized reception room with window to the rear and central heating radiator. Double doors lead to the lounge.

FIRST FLOOR



Landing

With recessed storage cupboard.



Bedroom 1 **14'7" x 8'**

A double bedroom with partly angled ceiling, window to the side and central heating radiator.



Bedroom 2 **11'6" x 7'9"**

With partly angled ceiling, window to the side and central heating radiator.



Bedroom 3 **8'11" x 7'10" overall**

With partly angled ceiling, window to the side and central heating radiator.



Bathroom **8'11" x 5'8"**

With partly angled ceiling, low flush wc, pedestal washbasin and bath with shower over, partly tiled walls, airing cupboard with hot water cylinder, central heating radiator.

OUTSIDE

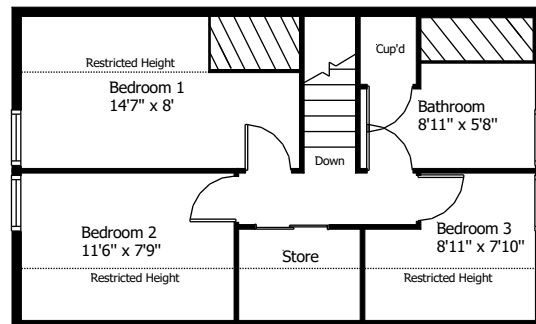
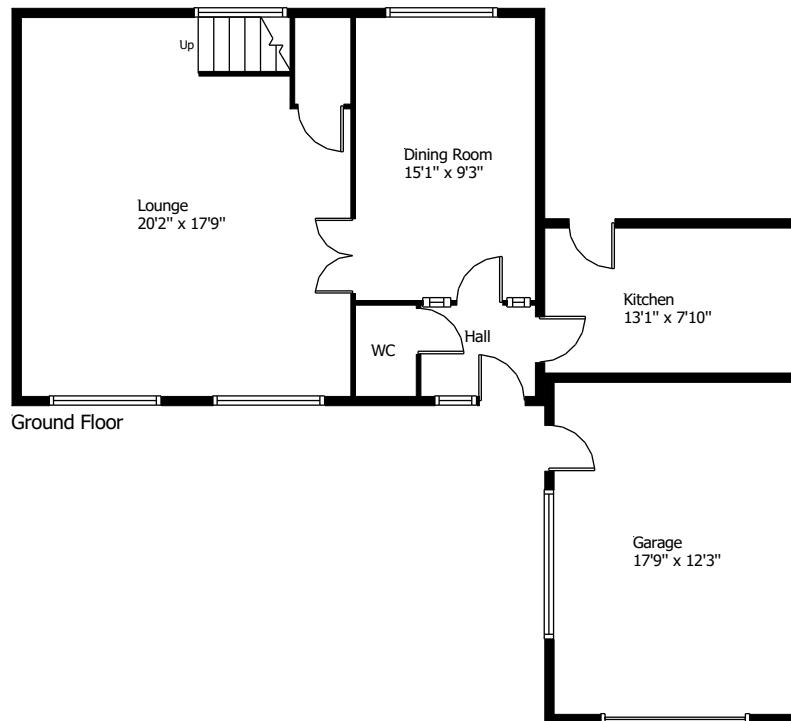
The property is accessed off a small cul-de-sac and sits at the corner of a generous plot allowing a south facing aspect over its lawned garden and generous driveway.

There are also a range of small outbuildings and a car port attached to the garage. At the rear of the kitchen there is a yard area and further outbuilding and a path leading around the rear of the building.





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This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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Additional information

The property is Freehold. Energy rating 52 (Band E). Council tax band D. Our online checks show that Ultrafast Full Fibre broadband (Fibre to the Premises FTTP) is available, and mobile coverage is predicted to be good outdoor with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Location

Head out of Holmfirth on A635 Station Road and continue towards New Mill. After approximately 1.5 miles turn sharp right onto Kirkroyds Lane and then left onto Lydgate Drive. The property is in a small cul-de-sac on the left hand side.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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