



## 52 Lydgate Drive, New Mill

A good sized three-bedroom semi-detached home, offered for sale with no upper chain in a popular village location across from the school playing fields. Located a mile and half from Holmfirth centre with its many and varied amenities, bars and restaurants, the property offers a great opportunity to purchase a keenly priced three-bedroom home. With double glazing and an alarm system, gardens to three sides, with the main garden being to the side, good sized lawned areas and a block set drive to the side offering off road parking for a number of cars. Internal inspection is highly recommended to fully appreciate the scale of the property on offer.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk

## Accommodation

### GROUND FLOOR



#### Entrance Hallway

Access is gained via a double-glazed door with an obscure glazed side window. Here stairs rise to the first-floor landing and there is a wall mounted heater.



#### Lounge



#### Lounge

15' x 12'10" max

Benefitting from the bay window to the front, the room has double-glazed windows, a living flame effect gas fire set up on a raised hearth within a period style surround, and glazed sliding doors give access through to the dining room.



#### Dining Room

11' x 10'10"

With a wall mounted gas fire, the dining room has a good-sized double-glazed window allowing views to the property's rear garden and here a door opens to the property's kitchen.



**Kitchen** **10'10" x 7'11"**

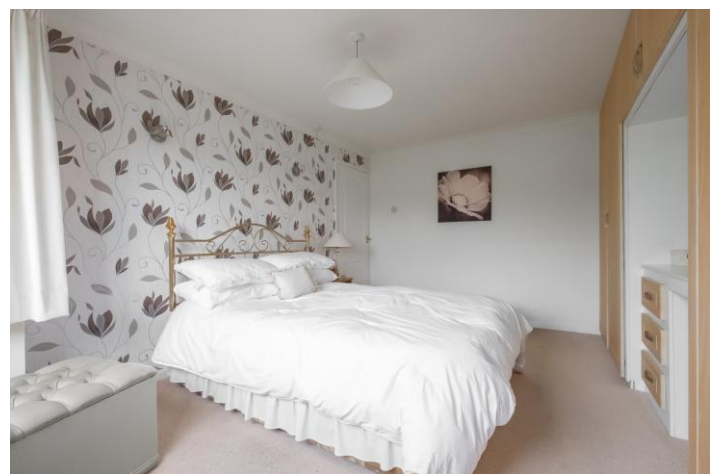
The kitchen has units to the high and low level with a stainless-steel sink unit with mixer tap over, there is plumbing for an automatic washing machine, integral electric oven and electric hob over and extractor fan over. The kitchen has a useful under stairs storage cupboard, double-glazed side access door and a double-glazed window giving views to the property's rear garden.

**FIRST FLOOR**



**Landing**

The landing is home to the property's loft access point; there is a double-glazed window allowing a side aspect and doors lead off.



**Bedroom 1** **13'11" x 9'11" plus robes & including bay.**

Located to the front of the property benefiting from the bay window which allows views to the property's front garden and beyond, there is a bank of built wardrobes and dressing table.



**Bedroom 2** 12'3" x 11'11" max

Located to the rear of the property allowing views of the property's garden and further Holme Valley views over neighbouring rooftops. There are built-in wardrobes, one of which houses the property's hot water tank.



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

Whilst the smallest bedroom, this room is still of good proportions, has built in storage over the property's bulkhead and double-glazed window offering views similar to that of bedroom one.



**Bathroom** 7'11" x 5'10"

Comprising of a three-piece suite in white including low level flush WC, pedestal hand wash basin and bath with electric shower over. The room in the main is tiled to ceiling height and has an obscure double-glazed window.

**OUTSIDE**



The property has a brick set drive offering off-road parking for a number of vehicles. The front and side garden are mainly laid to lawn with established hedging and planting, and access can be gained to the rear garden, which again has a lawn area, a path leads to the garden shed with fence and wall boundaries. Here there is an outside tap.



Garden

## Additional Information

The property is Freehold; Energy rating 28 (Band F); 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.

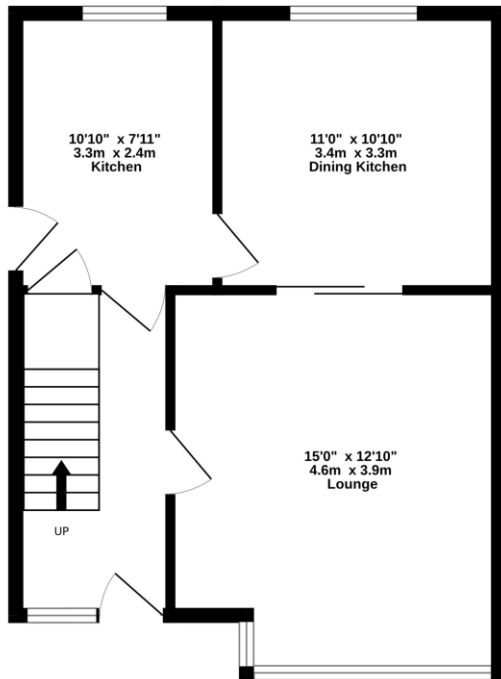
## Viewing

By appointment with Wm. Sykes & Son.

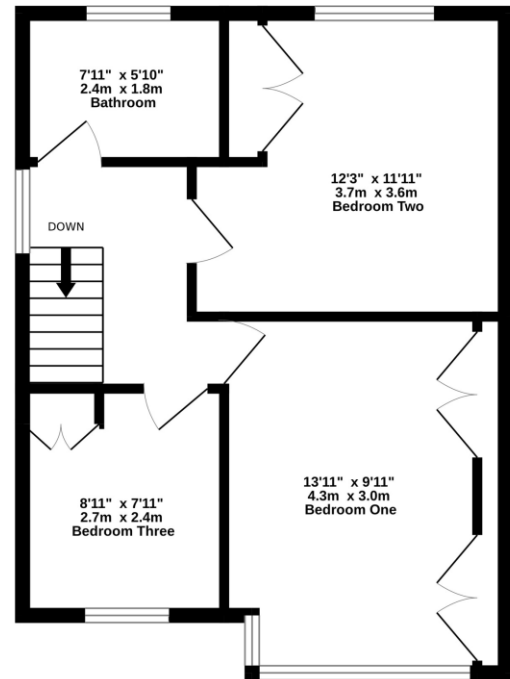
## Directions

From Holmfirth heading towards New Mill, New Mill Road becomes Holmfirth Road turn right onto Kirkroyds Lane and first left onto Lydgate Drive. No. 52 is the first house on the left.

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 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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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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