

25 Lidgett Lane,  
Skelmanthorpe HD8 9AQ

OFFERS AROUND  
£280,000



HAVING BEEN SUBSTANTIALLY EXTENDED IN THE PAST, THIS SPECTACULAR FIVE BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS ROOMS, MODERN DINING KITCHEN, AMPLE OFF ROAD PARKING AND DETACHED SINGLE GARAGE.

ENERGY RATING: D / COUNCIL TAX BAND: B / FREEHOLD

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a part glazed uPVC door into the entrance hallway which has space to remove your coats and shoes and has a door to the lounge. A staircase rises to the first floor landing.

## **LOUNGE 14'10" max x 13'0" max**

Bursting with natural light courtesy of the large front facing bay window, this wonderful living room has ample space for freestanding furniture and has a cosy feel to it throughout. A wood burning stove sits within the chimney breast creating a great focal point and doors lead to the entrance hallway and dining kitchen.



## **DINING KITCHEN 12'4" max x 12'5" max**

This modern dining kitchen is fitted with a range of wood effect wall and base units, contrasting work surfaces, black tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric double oven, four ring gas hob and dishwasher and there is space for a freestanding fridge freezer. To one side there is space for a dining table and chairs to enjoy meals with loved ones and there is spot lighting, underfloor heating and a rear facing window. Doors lead to the pantry, utility room and lounge.





### **UTILITY ROOM 7'5" max x 4'3" max**

This handy addition is ideal for storing coats and shoes and has space/plumbing for a washing machine. There is practical tiled flooring, a rear facing window, doors to the dining kitchen and downstairs WC and an external uPVC door out to the side of the property.

### **DOWNSTAIRS WC 2'6" max x 4'6" max**

This room is fully tiled with attractive wall and floor tiles and is fitted with a low level WC, spot lights and a chrome heated towel rail.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has doors to the three bedrooms and house bathroom. A staircase rises to the second floor where bedrooms four and five can be found.

### **BEDROOM ONE 8'10" max x 21'5" max**

Spanning the length of the property, this very impressive double bedroom has an abundance of space for freestanding furniture and has dual aspect windows which fill the space with light. There is neutral decor and a door leads to the landing.



**BEDROOM TWO 11'8" max x 9'8" max**

Another good sized bedroom located to the front of the property with views over the quiet street from its window. There is tasteful neutral decor, spot lights and a chimney breast with alcoves either side. A door leads to the landing.



**BEDROOM THREE 10'0" max x 10'4" max**

Situated to the rear of the property, this good sized double bedroom has a fitted cupboard to one corner and still has lots of space for furniture. A rear facing window overlooks the garden and a door leads to the landing.



### **HOUSE BATHROOM 6'7" max x 5'10" max**

Fitted with a contemporary three piece white suite including a bath with electric shower over, low level WC and pedestal hand wash basin with mixer tap over. The room is fully tiled with attractive black and white tiles, there is complimentary laminate flooring and a rear facing obscure glazed window. A door leads to the landing.



### **BEDROOM FOUR 10'11" max x 16'2" max**

This surprisingly spacious bedroom has superb far reaching views from its rear facing window and has plenty of space for freestanding bedroom or office furniture.



### **BEDROOM FIVE 13'8" apx x 8'10" max**

A versatile space which could alternatively make a great hobby room, home office or play room if it wasn't needed as a bedroom. Velux windows fill the space with light.



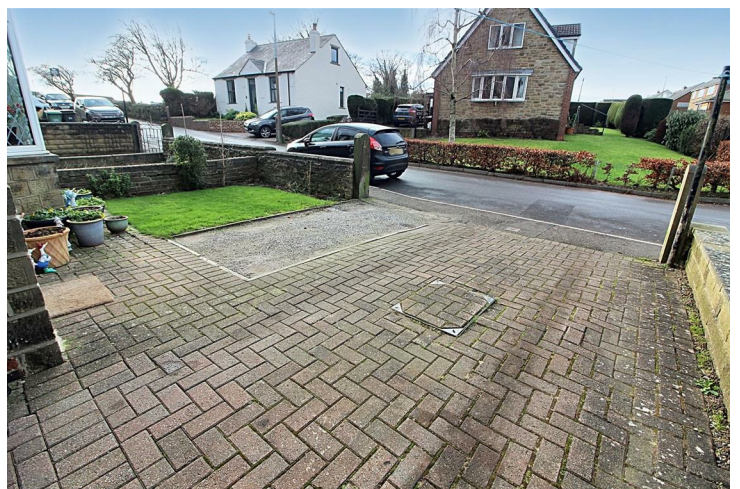
### REAR GARDEN

To the rear of the property there is a charming garden which is partially enclosed and has a lawned area and patio which is ideal for outdoor furniture.



### FRONT, GARAGE AND PARKING

To the front of the property there is a lawned garden and a long driveway which runs up the side of the property and has overhead sensor lighting. The driveway leads up to a detached single garage which has an up and over door, power and light.





**VIEWS**



**AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

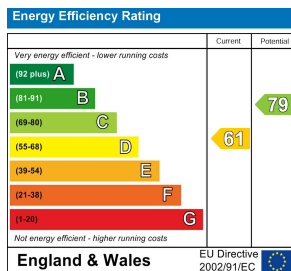
**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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