



Lightridge Road, Huddersfield, HD2

£240,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

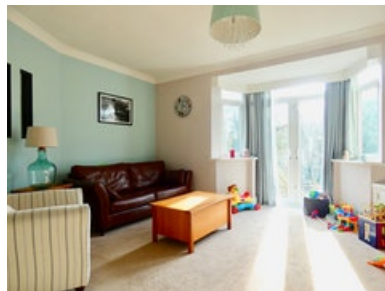
We are delighted to bring to the market this Beautifully Presented Three Bed Semi Detached House located on the desirable Lightridge Road in Fixby on the outskirts of Huddersfield. The property offers an ideal traditional family home beautifully presented

Key features:

- Traditional Family Home
- Beautifully Presented Throughout
- Spacious Kitchen/Diner
- Open Plan Living Room
- Utility Room & Large Cellar
- Three Generous Sized Bedrooms
- Modern Family Bathroom
- Private Driveway & Detached Garage
- Large Enclosed Garden
- Desirable Location

Extra info:

- **Property Age:** 93 years
- **Council Tax:** Band C (£1247.34 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



We are delighted to bring to the market this Beautifully Presented Three Bed Semi Detached House located on the desirable Lightridge Road in Fixby on the outskirts of Huddersfield. The property offers an ideal traditional family home beautifully presented throughout, fully refurbished & ready to move in! The property comprises: Three generous sized bedrooms, large family bathroom with bath & separate shower, ample storage throughout, cellar, spacious kitchen/diner with separate utility room, open plan living room & study. To the outside is a large enclosed step down garden with mature shrubs, water feature, decking areas, private driveway, detached garage with secure access & additional on street parking. The property is in close proximity of local amenities, countryside walks, local transport links, schools catchment area, nearby train station, a short drive to Huddersfield, Leeds/Bradford, Sheffield & motorway links. Ideal traditional family home & ready to move in! Viewing highly recommended.

Entrance Hall

Entering the property through the Entrance Hall ideal for a study with a double glazed window, single radiator & power points.

Living Room

Well presented open plan Living Room with double doors leading to the Enclosed Garden, power points, TV point & electric underfloor heating.

Kitchen/Diner

Spacious Kitchen with freestanding oven/grill & 5 ring gas hob, ceiling extractor, sink with drainage, ample room for appliances, power points, electric underfloor heating, a double glazed bay window & dining area.

Utility Room

Separate Utility Room with power points, worktop, plumbing for a washing machine, vented for a tumble dryer, double glazed windows & access to the side of the property.

Master Bedroom

Master Double Bedroom with a double glazed bay window, double radiator & power points.

Family Bathroom

Large Family Bathroom with bath, corner shower, wash basin, a heated towel rail, a double glazed window & a separate toilet.

Bedroom Two

Double Bedroom with a double glazed windows, power points & a single radiator.

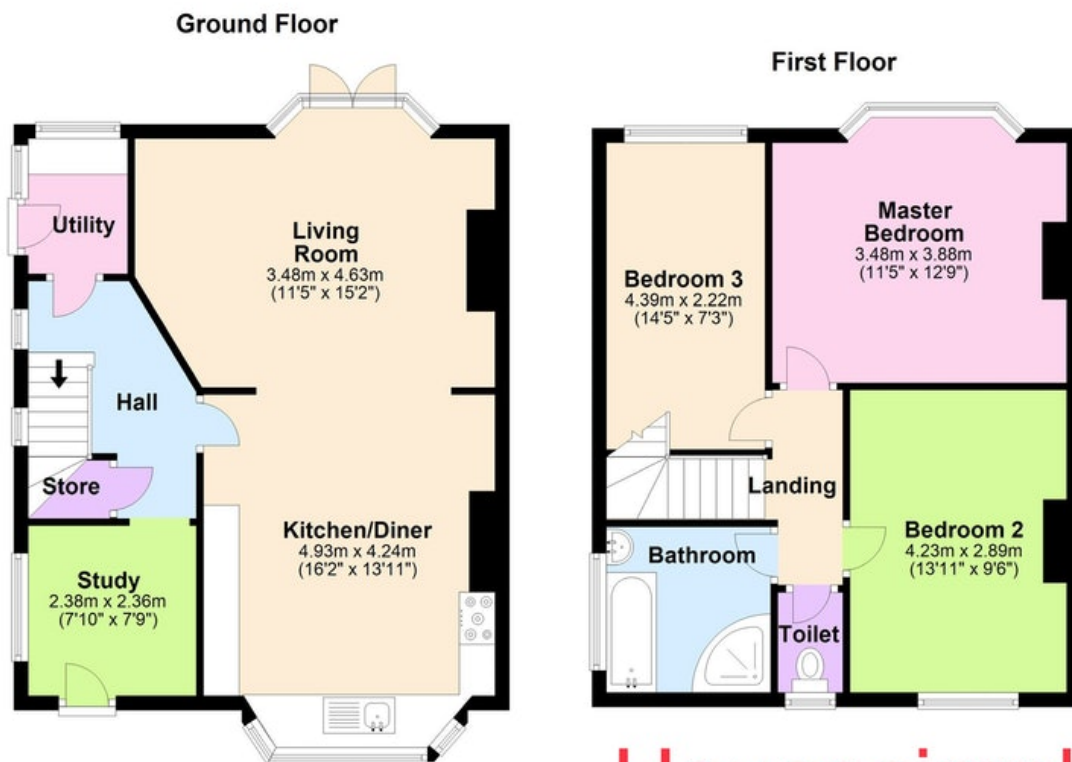
Bedroom Three

Double Bedroom with a double radiator, double glazed window & power points.

Outside

Large Enclosed step down rear garden with mature shrubs, decking areas, water feature, private driveway, detached garage with secure access, backing onto woodlands ideal for walks & additional on street parking.

Floor plan:



Housesimple

Energy Performance Certificate:

Energy Performance Certificate

35, Lightridge Road, HUDDERSFIELD, HD2 2HE

Dwelling type: Semi-detached house	Reference number: 8467-6624-5490-1196-1996
Date of assessment: 16 April 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 April 2013	Total floor area: 104 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,391
Over 3 years you could save	£ 237

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 237 over 3 years </div>
Heating	£ 1,944 over 3 years	£ 1,785 over 3 years	
Hot Water	£ 276 over 3 years	£ 198 over 3 years	
Totals	£ 2,391	£ 2,154	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p>	<table border="1" style="margin: 0 auto;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">69</td> <td style="text-align: center; font-size: 2em;">81</td> </tr> </table>	Current	Potential	69	81	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
69	81					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 159
2 Solar water heating	£4,000 - £6,000	£ 78
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 679

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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