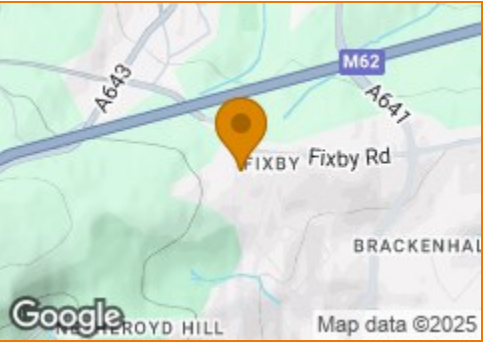


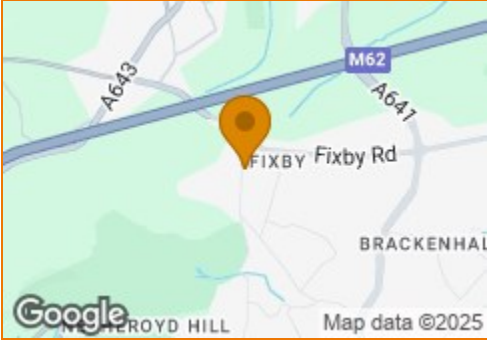
Terrain Map



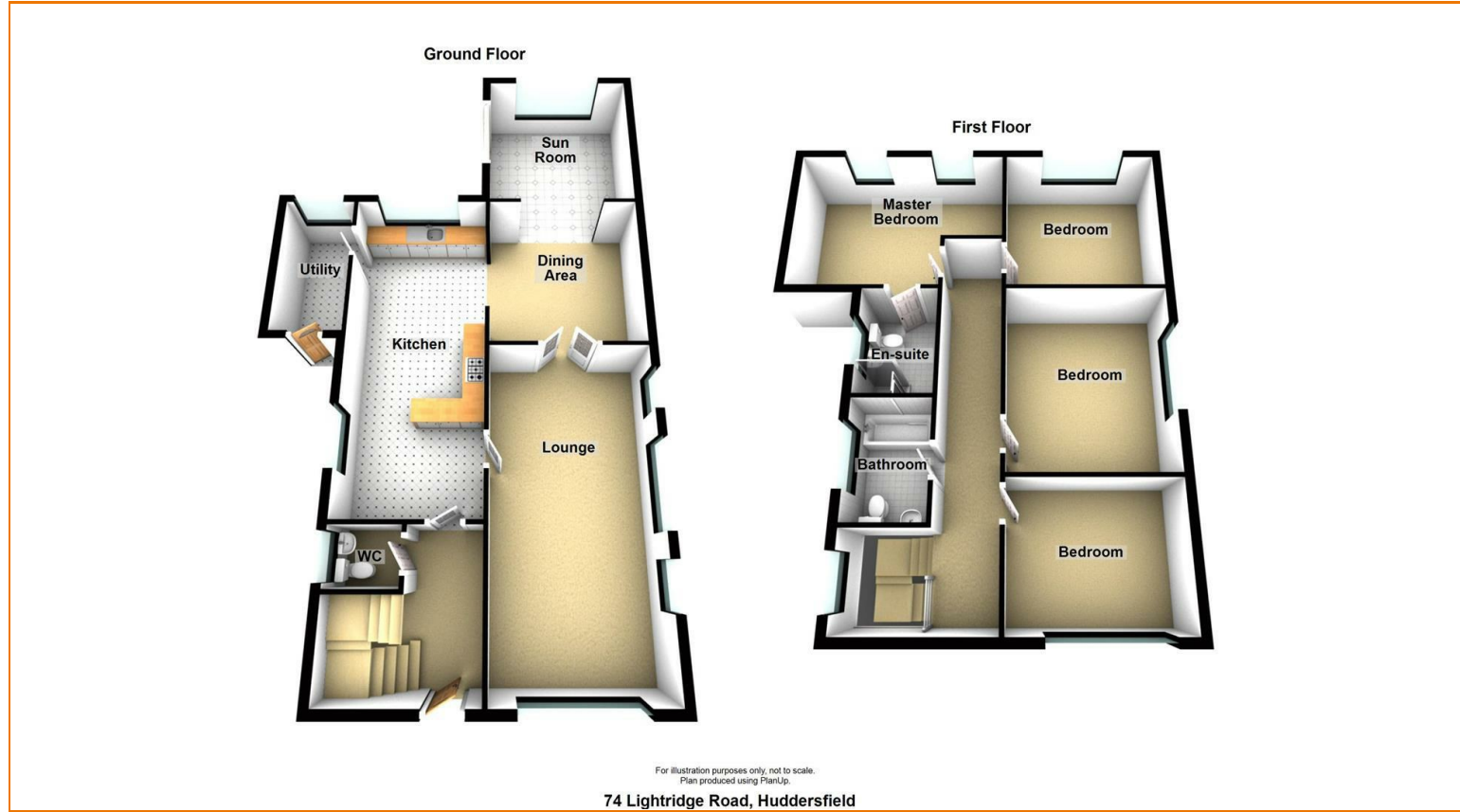
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



Lightridge Road

Fixby, Huddersfield, HD2 2HS

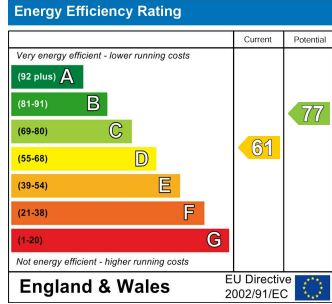
Auction Guide £380,000

4 2 3 D

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



Lightridge Road

Fixby, Huddersfield, HD2 2HS

Auction Guide £380,000



OFFERED BY WAY OF A LIVE, IN THE ROOM AND FACE TO FACE AUCTION UNDER TRADITIONAL/COMMON CONDITIONS. AT THE JOHN SMITHS STADIUM STARTING AT 7PM PROMPT ON THE 22ND OF MAY.

This impressive detached house on Lightridge Road offers a perfect blend of space and potential. With four well-proportioned bedrooms (master with en-suite) and three inviting reception rooms, this property is ideal for anyone wishing to "finish off" a "nearly there" home into their own ideal property.

The house boasts two bathrooms and the generous plot provides ample outdoor space. The property has been thoughtfully extended from its original design, enhancing its appeal and functionality.

Parking at the property can accommodate a number of vehicles and the location is particularly sought after, known for its proximity to the local golf club while still being within easy reach of local amenities and transport links particularly the M62.

This property is being offered at auction under traditional conditions, and it is priced to reflect the works required, presenting a fantastic opportunity for buyers looking to add their personal touch. With its superb position and potential for further enhancement, this home is a rare opportunity to repair and make a "good house" into a truly superb home.

Don't miss the chance to BID ON THIS PROPERTY DOWN AT THE JOHN SMITHS STADIUM ON 22.05.2025. THE SALE BEGINS AT 7PM PROMPT, SO ARRIVE EARLY TO REGISTER.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

10'6" x 4'3"

Accessed via a modern composite double glazed front door and having a turned feature staircase rising to the first floor, a cloaks and shoe cupboard with oak door front, central heating radiator, part carpet, part shoe mat in the initial section of the hallway then opening up into an area where an internal oak door leads to the cloakroom/wc. There is a central heating radiator and a glazed oak framed interior door that leads through to the living kitchen. Within this section there is a Nordic oak style laminate floor covering which extends between the wc and the living kitchen.

CLOAKROOM/WC

5'2" x 4'1"

Fitted with a modern white two piece suite comprising vanity hand wash basin with chrome mono block tap over and a low flush wc. Part tiled splashbacks to the wall, continuation of the aforementioned floor covering and a uPVC double glazed window with privacy glass inset. There is a heated towel rail in an anthracite colour scheme and another oak internal door that leads to an understairs storage cupboard.

LOUNGE

22'10" x 11'1"

Generously proportioned and enjoying excellent levels of natural light via the uPVC double glazed windows positioned to the front and side elevations, central heating radiator, glazed French doors leading to the dining area and further glazed doors lead to the breakfast area.

BREAKFAST AREA

12'0" x 9'10" max

Defined by the breakfast bar, open plan in design to the kitchen area with natural light via a uPVC double glazed window positioned to the gable end of the property. There is a vertical designer central heating radiator, the Nordic grey laminate floor covering and a pair of glazed French doors providing access to the lounge.

KITCHEN/DINER

21'9" x 12'4"

Open plan in design with the kitchen and also open plan in design to the garden room. Fitted with a range of designer wall and base units with quartz working surfaces and a contrasting Nordic grey breakfast bar. There is a range of fitted appliances including five ring gas hob, stainless steel extractor hood over, wine fridge, twin Neff ovens, integrated tallboy fridge, integrated dishwasher, pull-out double bin, inset composite sink with mixer tap over, larder cupboards, pan drawers, spotlights within the ceiling and a uPVC double glazed picture window positioned to the rear elevation overlooking the garden. Another oak internal doors leads to the utility room.

GARDEN ROOM

11'11" x 10'6"

Enjoying excellent levels of natural light via the roof light/light-well and a uPVC double glazed window to the rear elevation overlooking the garden and the bi-folding doors leading out to the patio area. The Nordic grey laminate floor is continued from the dining area and there is provision for a wall mounted television and a central heating radiator.

UTILITY ROOM

6'9" x 5'5"

With plumbing for a washing machine, provision for a drier, integrated freezer, eye level cupboards and shelves, spotlights within the ceiling and a uPVC double glazed window to the rear elevation and a composite door leading to the exterior of the property.

FIRST FLOOR

BEDROOM, front

11'2" x 9'2"

With a uPVC double glazed window, central heating radiator, oak internal door.

FAMILY BATHROOM

8'5" x 5'5"

Angled P-shaped bath with chrome mono block mixer tap over, vanity hand wash basin and wc in a one piece arrangement with chrome mono block tap to the sink unit, matt black heated towel rail, part tiled splashbacks, slate effect floor covering, extraction, spotlights, a uPVC double glazed window with privacy glass inset.

BEDROOM, central

13'4" x 11'1"

Two uPVC double glazed windows positioned to the gable end, central heating radiator, oak door.

BEDROOM, rear

11'8" x 11'6"

With a uPVC double glazed window to the rear elevation, central heating radiator, oak internal door.

MASTER BEDROOM

13'8" x 11'6"

Two uPVC double glazed windows, central heating radiator, oak internal door, a pair of

contemporary grey double wardrobes either side of a bank of drawer units/dresser, provision for a wall mounted television, oak internal doors leading to the landing and en suite.

EN SUITE

8'0" x 5'4"

With "floating", wall mounted vanity hand wash basin, chrome mono block tap, walk-in double shower with main rainfall shower head and hand held shower attachment with chrome mono temperature and flow fittings, part tiled splashbacks, matt black heated towel rail, slate effect floor, spotlights and extraction.

LANDING

23'9" x 4'0" average

With a central heating radiator, loft hatch with pull down ladder leading to a roof void providing useful storage space, linen cupboard extending over the staircase and a uPVC double glazed window positioned on the gable end on the turn of the staircase.

OUTSIDE

To the front is an extensive block paved driveway providing parking for a number of vehicles, securely gated perimeter access which leads to the rear landscaped garden which features an elevated stone flagged patio seating areas, a predominantly level, lawned garden, offering a good degree of privacy with established borders and boundaries.

GARAGE

Formerly a tandem garage with the front section now garaging, 4.11m x 2.59m, with remotely operated electric roller door, power and light and an internal door leading through to the independent office suite.

HOME OFFICE

16'5" x 7'4"

There are two wall mounted electric heaters and two uPVC double glazed windows to the rear and side elevations. With independent, pedestrian and client access from the side of the property via a uPVC double glazed door.

TENURE

We understand that the property is a long leasehold arrangement, this should be confirmed during the conveyancing process.

COUNCIL TAX BAND F

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

AUCTION NOTES

The property is included in a collective property auction sale which is taking place on Thursday 22nd May 2025 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

CONTRACT INFORMATION

The auction will be conducted under Common Auction Conditions (3rd Edition 2009) and a copy of the Special Conditions and other supporting legal documents will be available for inspection at the sole Auctioneers' offices 7 days prior to the Sale.

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

VIEWINGS

Auction block viewings will be taking place on Monday 28th April and the TUESDAY the 6th of May. Then back to Monday the 12th and 19th May all at 11am prompt. You do not need to pre register to attend.

