



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Lidgett Lane, Skelmanthorpe, Huddersfield, HD8 9AQ

Offers Over £175,000

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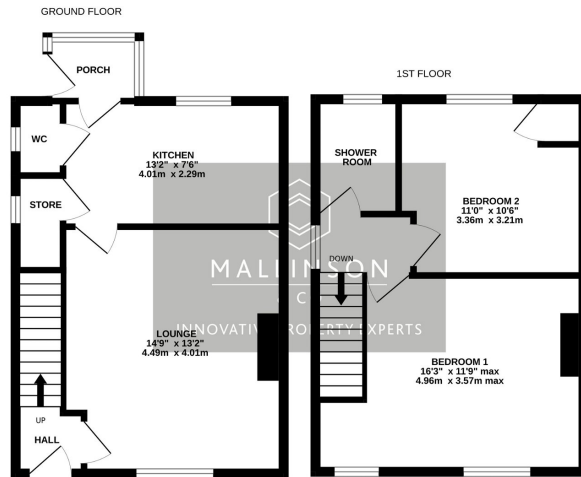


- SEMI DETACHED
- IN NEED OF COSMETIC UPGRADING
- CENTRAL HEATING
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- 2 DOUBLE BEDROOMS
- DOUBLE GLAZING
- GARDENS TO FRONT & REAR
- PLEASANT ASPECT OVER CRICKET FIELD
- IDEAL FOR FIRST TIME BUYER, COUPLE OR PROPERTY DEVELOPER



WHAT AN OPPORTUNITY ... OCCUPYING AN OUTSTANDING POSITION OVERLOOKING SKELMANTHORPE CRICKET CLUB IS THIS TWO DOUBLE BEDROOM, STONE FRONTED, SEMI DETACHED PROPERTY, OFFERING A WEALTH OF DEVELOPMENT POTENTIAL. THE PROPERTY IS IN NEED OF COSMETIC UPGRADING BUT HAS BENEFITTED FROM REWIRING, DOUBLE GLAZING AND AN UPDATED HEATING SYSTEM OVER RECENT YEARS. IT IS IDEALLY SUITED TO A FIRST TIME BUYER, COUPLE OR PROPERTY DEVELOPER AND IS LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Hergo 3/2012.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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