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West Lodge Crescent, Ainley Top, HD2

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Offers in excess of: £260,000

Leasehold



West Lodge Crescent, Ainley Top, HD2 2EH

3 bedrooms
1 bathroom
3 reception rooms

Offers in excess of: £260,000

- Three-bedroom semi-detached property
- Three reception rooms plus conservatory
- Generous plot with excellent potential
- Off-street parking and garage
- Three-tier rear garden with outbuildings
- Sought-after Ainley Top, Huddersfield location

Council Tax Band: C

New to the market with Whitegates is this spacious three-bedroom semi-detached property, offering three reception rooms, a conservatory and an impressive plot in the sought-after location of Ainley Top, Huddersfield. Boasting generous indoor and outdoor space, off-street parking, a garage and a wealth of potential, this property presents an exciting opportunity for buyers looking to create a home tailored to their own style and requirements.

Although the property would benefit from renovation and modernisation, this offers prospective buyers the chance to put their own stamp on the home and unlock its full potential. With a versatile layout and plenty of scope for improvement, this is an excellent opportunity for those looking for a property they can truly make their own.

Externally, the property occupies a generous plot, with a front lawn and a side driveway extending along the property to the rear, providing off-street parking and access to the garage. To the rear is an attractive three-tier garden, offering a variety of outdoor spaces to enjoy, alongside an outdoor shed and an additional outbuilding positioned to the rear of the garage. With some imagination, the garden could be transformed into a fantastic space for relaxing, entertaining and enjoying the warmer months.

Internally, the accommodation begins with an entrance porch/conservatory, leading into a long entrance hallway which provides access to the







ground-floor rooms. The front-facing lounge features a fireplace, creating a focal point for the room, while the separate dining room benefits from double doors leading through to the entrance porch, offering flexibility for family dining and entertaining.

The property also features a four-piece bathroom suite and a spacious rear-facing double bedroom, which enjoys views towards the rear conservatory. A side-facing snug with a fireplace provides an additional reception space, ideal for use as a cosy sitting room, reading area or home office.

The galley-style kitchen leads through to a large conservatory, complete with sliding doors opening onto the rear garden. This generous additional space offers fantastic potential for a dining area, second sitting room or entertaining space, particularly during the summer months when the garden can be enjoyed alongside the home.

To the first floor, the landing leads to two further bedrooms. Bedroom two is a generously sized double room, while bedroom three is positioned to the side of the property and benefits from a built-in wardrobe. Completing the accommodation is a useful additional store room, offering exciting possibilities for conversion into a home office, hobby room or workshop, subject to any necessary permissions.

Offering a combination of generous accommodation, a substantial garden, parking and a garage, this property has all the ingredients to become a wonderful family home. Its desirable Ainley Top

location, coupled with the opportunity to renovate and personalise throughout, makes this a property with plenty to offer the right buyer.

A viewing is highly recommended to fully appreciate the size, plot and potential on offer.

Entrance Porch/Conservatory

A useful entrance space providing access into the property and potential for a welcoming reception area.

Entrance Hallway

A long entrance hallway connecting the ground-floor accommodation and providing access to the principal rooms.

Lounge

A front-facing reception room featuring a fireplace, offering a comfortable space to relax and unwind.

Dining Room

A separate dining area with double doors leading to the entrance porch, ideal for family meals and entertaining.

Bathroom

Fitted with a four-piece suite, providing practical facilities for everyday family use.

Snug

A side-facing reception room featuring a fireplace, perfect for a cosy sitting room or home office.

Kitchen

A galley-style kitchen offering a practical layout with access through to the large conservatory.

Conservatory

A spacious additional living area with sliding doors opening onto the rear garden, ideal for summer dining and entertaining.

Bedroom One

A double bedroom positioned to the rear of the property, overlooking the rear conservatory.

Bedroom Two

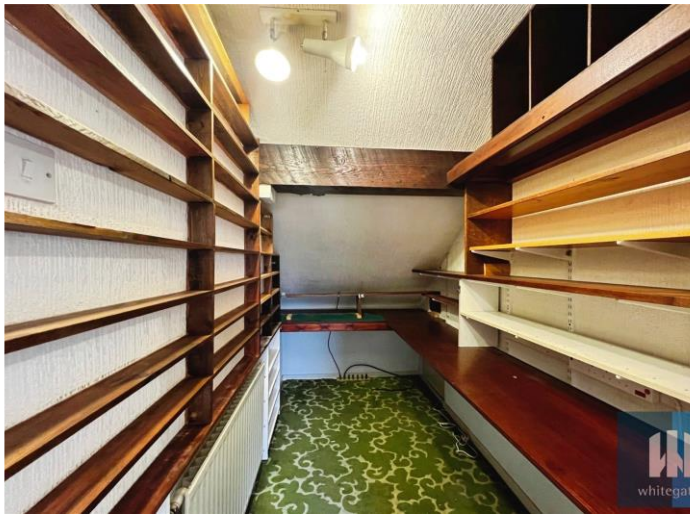
A generously sized double bedroom situated on the first floor, offering space for bedroom furnishings.

Bedroom Three

A side-facing bedroom benefiting from a built-in wardrobe for additional storage.

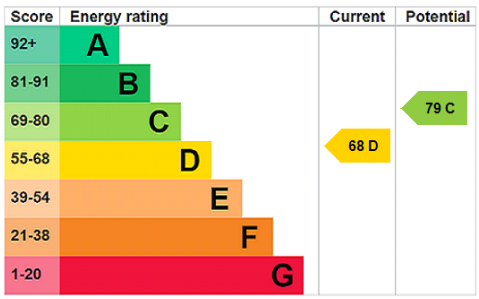
Store Room

A useful additional space on the top floor, offering potential for use as a home office, hobby room or workshop.


















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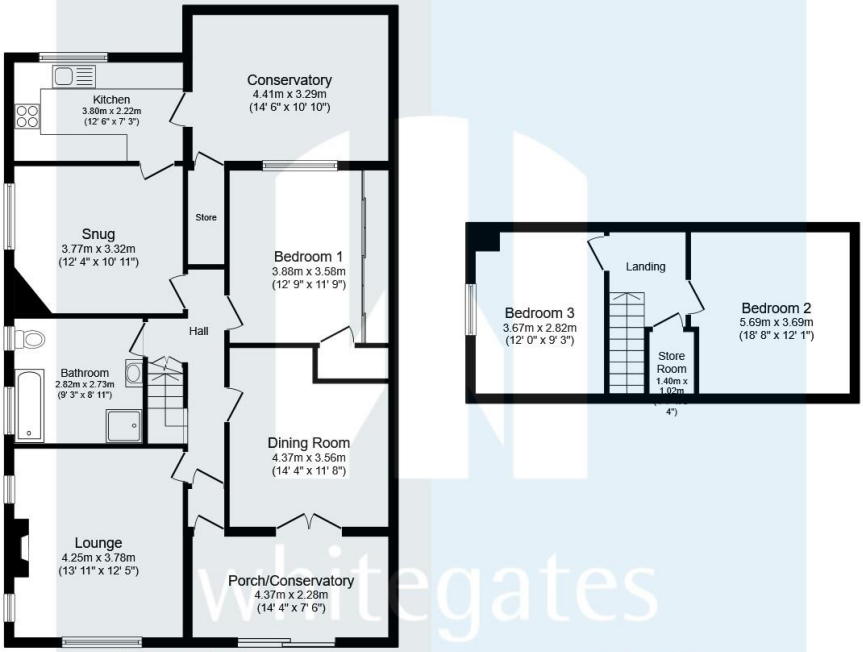








Huddersfield



Total floor area: 143.7 sq.m. (1,547 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

whitegates

01484 548126

huddersfield@whitegates.co.uk

www.whitegates.co.uk

Whitegates Huddersfield

6-7 Cherry Tree Centre, Market Street, Huddersfield, West Yorkshire, HD1 2ET

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The Property Ombudsman