



Applegate  
Properties



**Wood Street, Skelmanthorpe, Huddersfield, HD8 9BN**

**Offers in the region of: £129,950**

**\*\*DETACHED - formerly two properties\*\*** An attractive two bed roomed detached with dressing room/study, on pleasant side road close to excellent village amenities and regarded schooling.

- DETACHED property
- Popular village location
- Close to amenities and schools
- Tenure: Freehold





## PROPERTY DESCRIPTION

Formerly two properties, now a spacious DETACHED and occupying a pleasant side road position is this characterful and well presented detached property. Being ideally located only a short distance from the popular and varied shops and amenities of Skelmanthorpe village as well as regarded local schooling, the property may well be of interest to a variety of buyers including the first time buyer or young family.

Having double glazing and gas central heating the accommodation comprises: Entrance Lobby, spacious Living Room with feature fireplace and windows to front and rear, Dining Kitchen fitted with a range of modern shaker style units.

To the First Floor is two bedrooms, versatile study/dressing room, house bathroom furnished with a modern three piece white suite with contrasting tiled surround.

Tenure: Freehold

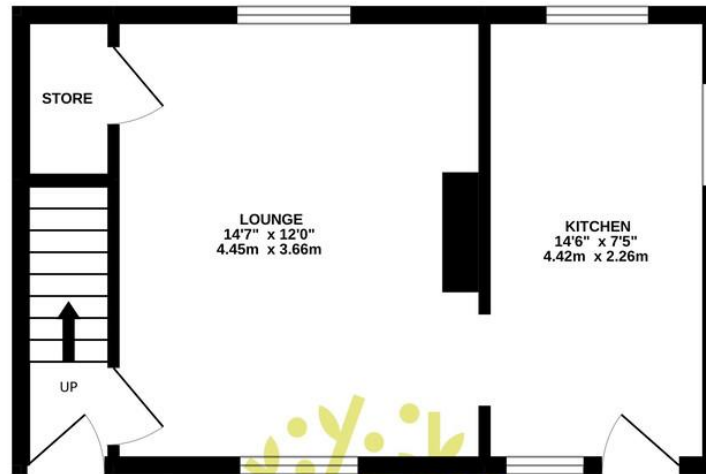
Council Tax Band: B

EPC: D

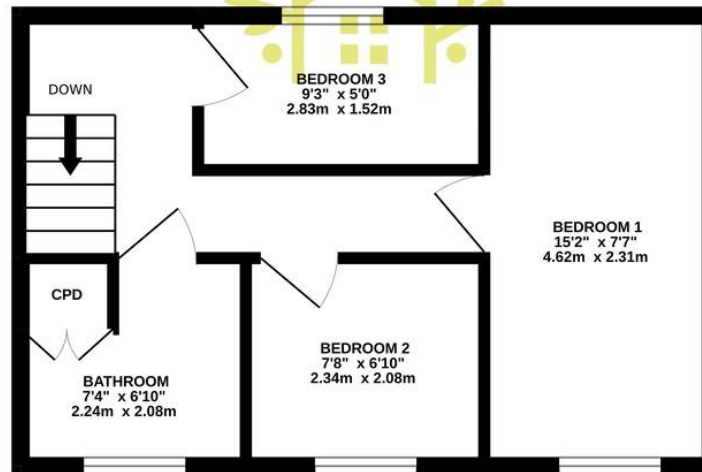
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



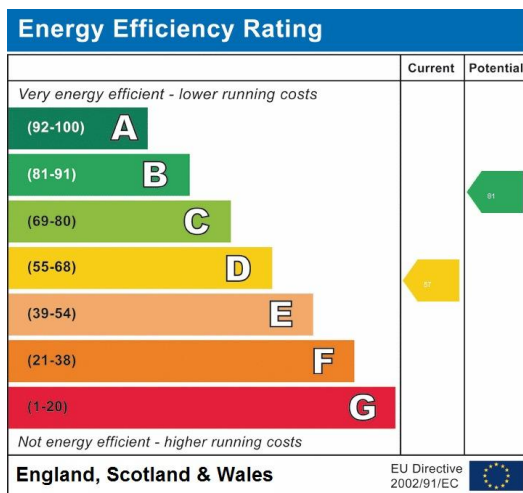
GROUND FLOOR



1ST FLOOR



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.



Address:

Wood Street, 8th Floor, Leeds

### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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