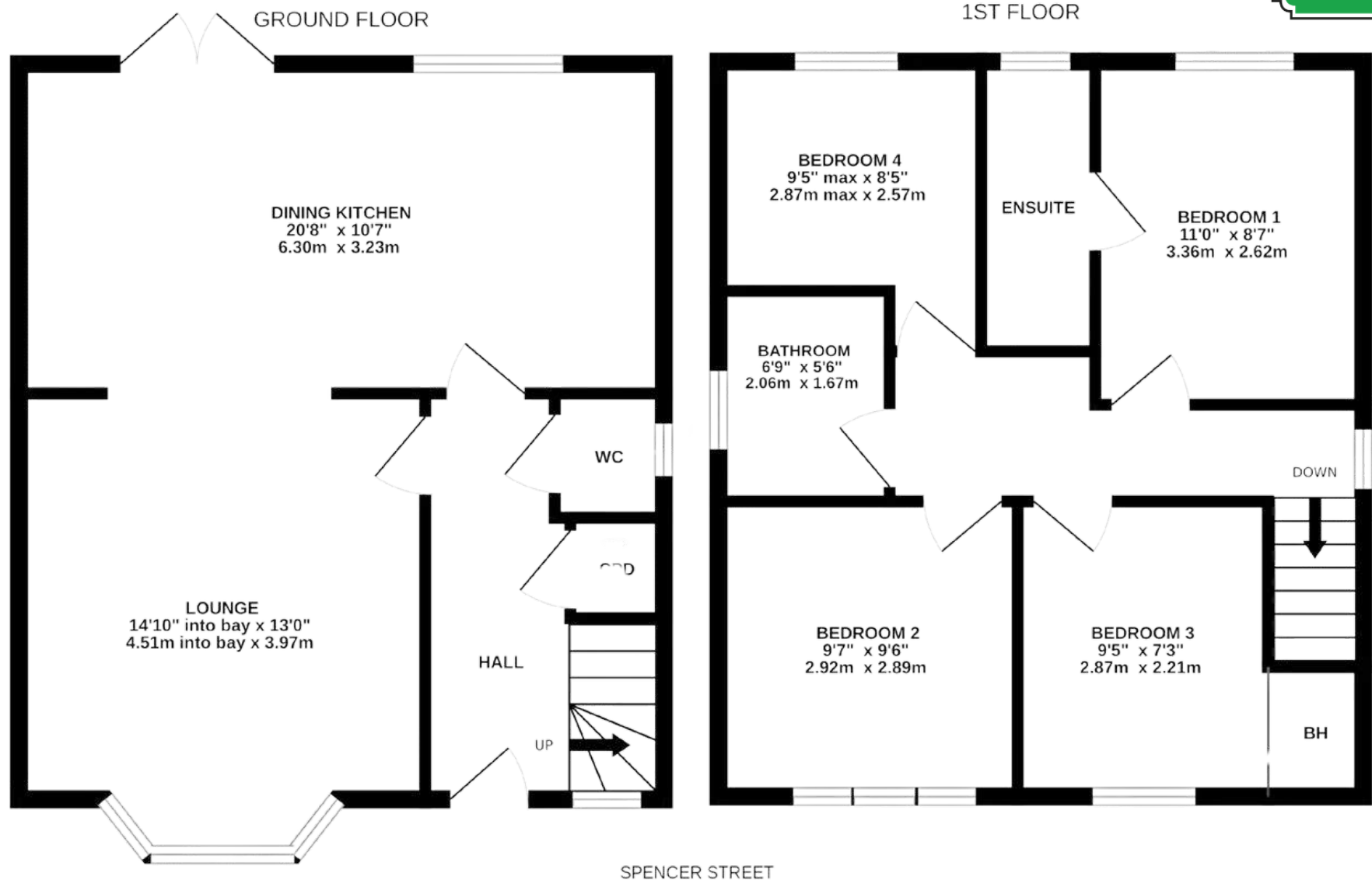




Ivy Bank House, Spencer Street, Skelmanthorpe
Huddersfield

Offers in Region of **£325,000**



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Ivy Bank House, Spencer Street

Skelmanthorpe, Huddersfield

NESTLED OUT OF HARMS WAY IS THIS BEAUTIFULLY PRESENTED, NEW BUILD, DETACHED FAMILY HOME. THE PROPERTY HAS BEEN FINISHED TO AN EXACTING STANDARD AND BOASTS HIGH SPECIFICATION INTERIOR, OAK DOORS, DETACHED GARAGE AND LANDSCAPED GARDENS TO THE REAR.

Tenure: Freehold

- Detached garage
- Large driveway
- Open-plan dining kitchen
- Modern interior



ENTRANCE HALL

13' 0" x 4' 5" (3.96m x 1.35m)

Enter into the property through a double-glazed front door with obscure glazed inserts into the entrance hall. There is attractive, high-quality, wood-effect flooring, inset spotlighting to the ceiling, and a radiator. The entrance hall has a double-glazed window to the front elevation which takes full advantage of the property's elevated position with open-aspect views towards Emley Moor. A staircase with wooden banister and spindles rises to the first floor, and there are oak doors which provide access to the lounge, open-plan dining kitchen, downstairs w.c., and enclose a useful understairs storage cupboard which also houses the property's combination boiler.



LOUNGE

14' 10" x 13' 0" (4.52m x 3.96m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light cascading through the double-glazed bay window to the front elevation. As the photography suggests, this window provides a fantastic open-aspect view over rooftops and towards Emley Moor Mast. The attractive, high-quality flooring continues through from the entrance hall, there is a central ceiling light point and two radiators, and the lounge opens out to the dining area.





DOWNSTAIRS W.C.

3' 0" x 4' 0" (0.91m x 1.22m)

The downstairs w.c. features a contemporary, white two-piece suite which comprises of a low-level w.c. with push-button flush and a wall-hung wash hand basin with vanity unit beneath and matte black Monobloc mixer tap above. There is tiled flooring and high-gloss brick-effect tiling to dado height, inset spotlight to the ceiling, and a double-glazed window with obscure glass to the side elevation. There is also an extractor fan and a radiator.

OPEN-PLAN DINING KITCHEN

20' 8" x 10' 7" (6.30m x 3.23m)

The open-plan dining kitchen room benefits from a wealth of natural light, courtesy of a bank of double-glazed windows to the rear elevation and double-glazed French doors which also provide access to the rear gardens. The dining area (11'0" x 9'6") features attractive, high-quality flooring, a central ceiling light point, and a radiator.

The kitchen area (10'7" x 11'0") features inset spotlighting to the ceilings and tiled flooring. There is a wide range of fitted wall and base units with complementary work surfaces over, which incorporate a one-and-a-half bowl composite Schock sink unit with pull-out, brushed steel hose mixer tap above. The kitchen is well-equipped with high-quality built-in appliances, including a Beko ceramic induction hob with canopy-style cooker hood over, and a built-in Beko shoulder-level combination microwave oven. There is an integral fridge and freezer unit, an integrated dishwasher, and a built-in Beko washer. There is also under-unit lighting, high-loss brick-effect tiling to the splash areas, and the kitchen benefits from soft-closing doors and drawers.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is a double-glazed window to the side elevation, a radiator, a ceiling light point, and a loft hatch with drop-down ladder providing access to a useful attic space. There are also oak doors providing access to four bedrooms, the house bathroom, and a useful storage cupboard.

BEDROOM ONE

11' 0" x 8' 7" (3.35m x 2.62m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which offer pleasant views of the property's rear gardens, and there is a ceiling light point, a radiator, television and telephone points, and en-suite shower room facilities.



BEDROOM ONE EN-SUITE SHOWER ROOM

9' 4" x 3' 0" (2.84m x 0.91m)

The en-suite shower room features a modern three-piece suite which comprises of a low-level w.c. with push-button flush, a broad wash hand basin with vanity unit beneath and Monobloc mixer tap above, and a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is marble-effect tile flooring and attractive, contrasting tiling to the walls, a ladder-style radiator, inset spotlighting to the ceilings, an extractor fan, and a double-glazed window with obscure glass to the rear elevation. The en-suite shower room also features attractive matte black accents, and there is a wall-mounted, back-lit, LED vanity mirror.



BEDROOM TWO

9' 7" x 9' 6" (2.92m x 2.90m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. The room benefits from a bank of double-glazed windows to the front elevation, which offer fantastic open-aspect views towards Emley Moor Mast and the surrounding countryside. There is a radiator, a ceiling light point, and television and telephone points.



BEDROOM THREE

9' 5" x 7' 3" (2.87m x 2.21m)

Bedroom three enjoys a great deal of natural light and can accommodate a single bed with ample space for freestanding furniture. There is a useful storage area over the bulkhead for the stairs, a bank of double-glazed windows to the front elevation which share the fabulous open-aspect view across the valley towards Emley Moor Mast, a ceiling light point, a radiator, and television and telephone points.

BEDROOM FOUR

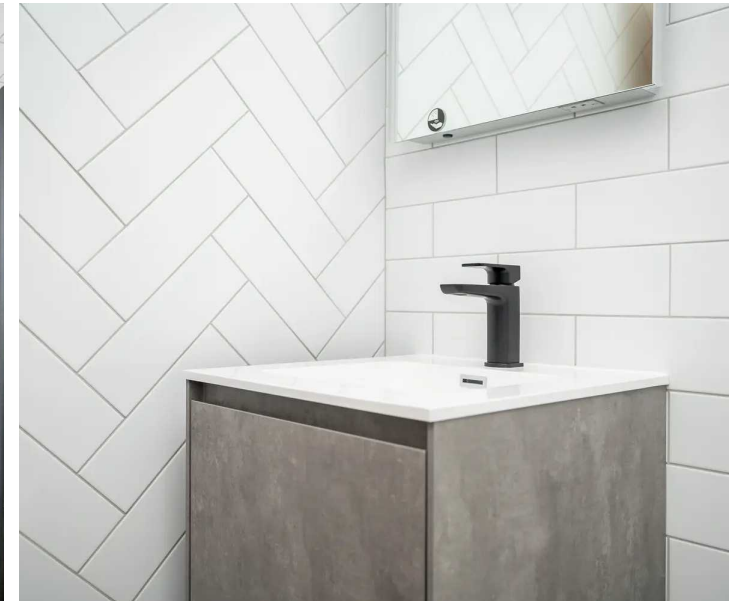
9' 5" x 8' 5" (2.87m x 2.57m)

Bedroom four could be utilised as a home office, nursery, or single bedroom. The room features a bank of double-glazed windows to the rear elevation with views across the property's rear gardens, and there is a ceiling light point, a radiator, and television and telephone points.

HOUSE BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

The house bathroom features a contemporary three-piece suite which comprises of a low-level w.c. with push-button flush, and a broad wash hand basin with Monobloc mixer tap and vanity unit beneath, and a panel bath with thermostatic rainfall shower over, separate handheld attachment and glazed shower guard. There is attractive tile flooring and contrasting brick-effect and chevron tiling to the walls, inset spotlighting to the ceiling, a double-glazed window with obscure glass to the side elevation, and a matte black ladder-style radiator.



FRONT GARDEN

Externally to the front, the property features a canopy over the front door with recessed spotlighting, a block-paved driveway which provides off-street parking for multiple vehicles, and low maintenance raised flower beds. The driveway proceeds down the side of the property and leads to the detached garage.

GARAGE

Single Garage

The garage features an electric, remote-controlled, roller shutter door. There is lighting and power in situ, further storage available in the rafters, and a pedestrian access door with double-glazed obscure glazed inserts.

ON DRIVE

2 Parking Spaces



REAR GARDEN

Externally to the rear, the property benefits from a pleasant, low maintenance rear garden which features an Indian stone-flagged patio, providing an ideal space for al-fresco dining and barbecuing. The rear garden is laid predominantly to lawn and there are raised sleeper flower beds, as well as part-fence and part-wall boundaries. There are also external up-and-down lights, external plug points, and an external tap. At the side of the property are two external plug points.





Additional Information

It should be noted that the property has gas fired central heating, external lighting, and an alarm system.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act).

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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