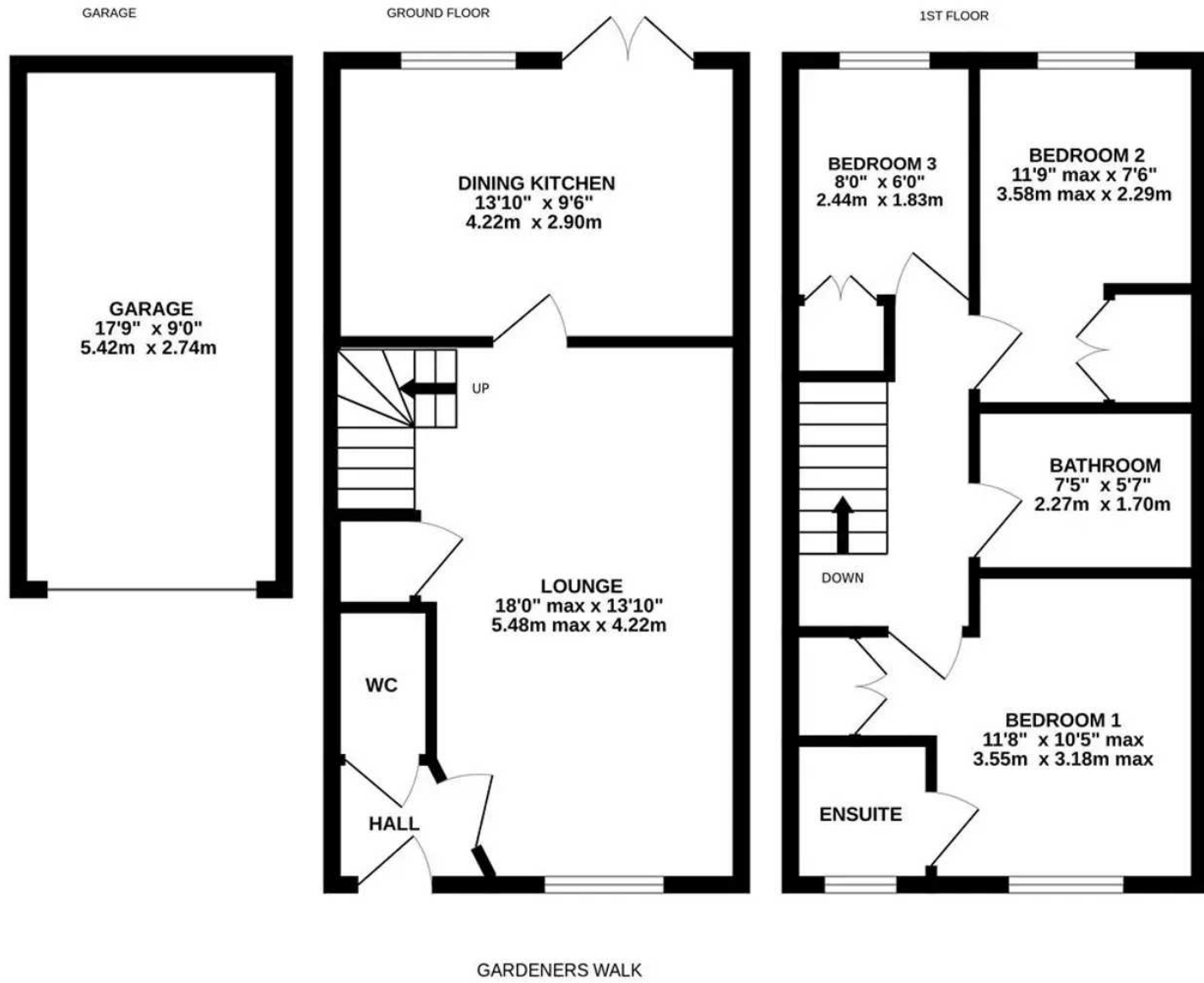




Gardeners Walk, Skelmanthorpe

Huddersfield, HD8 9GP

Guide Price of **£240,000**



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Gardeners Walk

Skelmanthorpe, Huddersfield, HD8 9GP

SITUATED AT THE EDGE OF A POPULAR RESIDENTIAL DEVELOPMENT IN THE SOUGHT-AFTER VILLAGE OF SKELMANTHORPE AND OFFERED WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED, FAMILY HOME WITH GARAGE. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND A SHORT DISTANCE FROM THE VILLAGE HIGH STREET.

The property briefly comprises of entrance, downstairs WC, living room and breakfast kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom with en-suite shower room to bedroom one. Externally to the front is a driveway and low maintenance garden, to the rear is an enclosed garden with flagged patio, decking and gravelled area. The property also has a single garage set within a battery of garages in a communal courtyard setting to the rear.

Tenure Freehold.

Council Tax Band B.

EPC Rating C.





GROUND FLOOR

ENTRANCE HALL

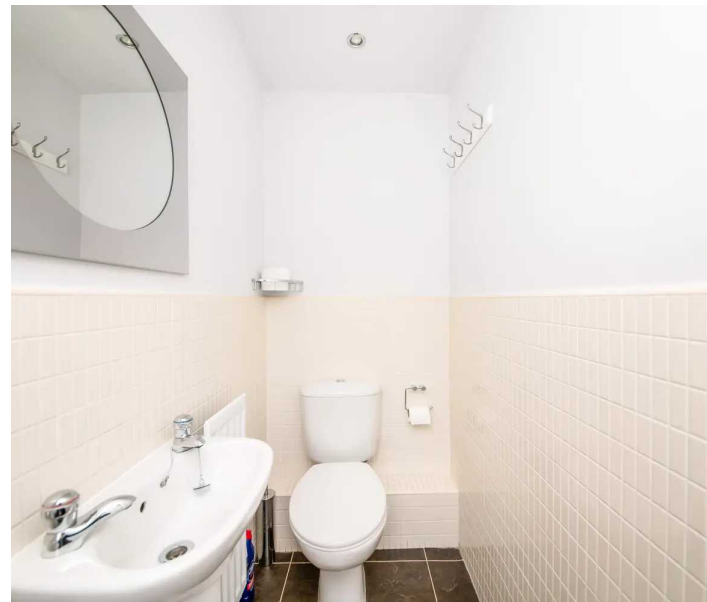
Enter into the property through a double glazed composite front door with obscure glazed inserts into the entrance. There is oak flooring, decorative coving, a ceiling light point and multi panel doors provide access to the downstairs w.c. and living room.

DOWNSTAIRS W.C

The downstairs w.c. features a white two-piece suite comprising of a low level w.c. with push button flush and a pedestal wash hand basin with chrome taps. There is tiling to the half level, luxury vinyl tiled flooring, inset spotlighting, an extractor fan, and a radiator.

LIVING ROOM

The living room is a generously proportioned reception room enjoying a great deal of natural light cascading through the double-glazed window to the front. The room features decorative coving, fabulous oak flooring, two ceiling light points, and two radiators. There is a useful understairs storage cupboard and the focal point of the room is the electric wall mounted remote controlled fire.



BREAKFAST KITCHEN

The breakfast kitchen has double glazed French doors seamlessly leading out to the gardens. There is a double-glazed window also to the rear which enjoys views across the gardens. The kitchen features tiled flooring, inset spotlighting and a radiator.

The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and complimentary rolled edge worksurfaces which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with built in appliances including a four-ring gas hob with canopy style cooker hood and a built in electric fan assisted oven. There is a integrated fridge freezer unit, built in dishwasher and integrated washing machine. The kitchen also features under unit lighting, glazed display cabinets and inset spotlighting over the window.





FIRST FLOOR

FIRST FLOOR LANDING

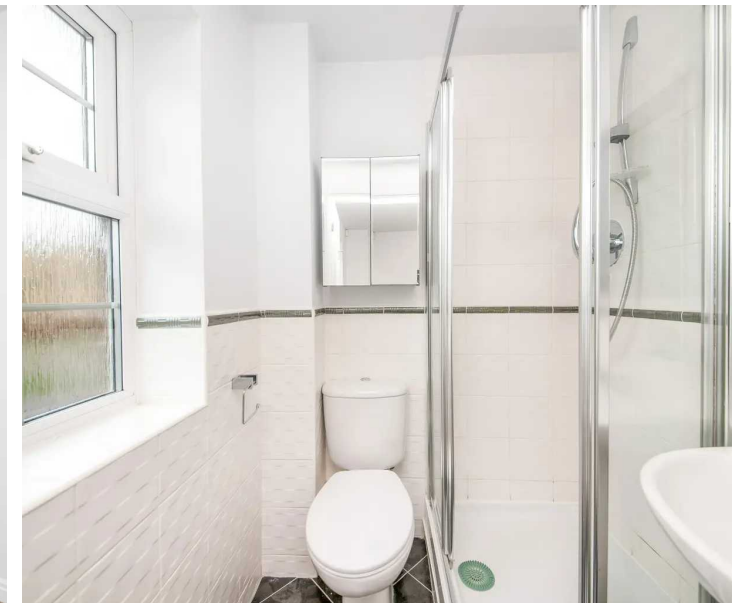
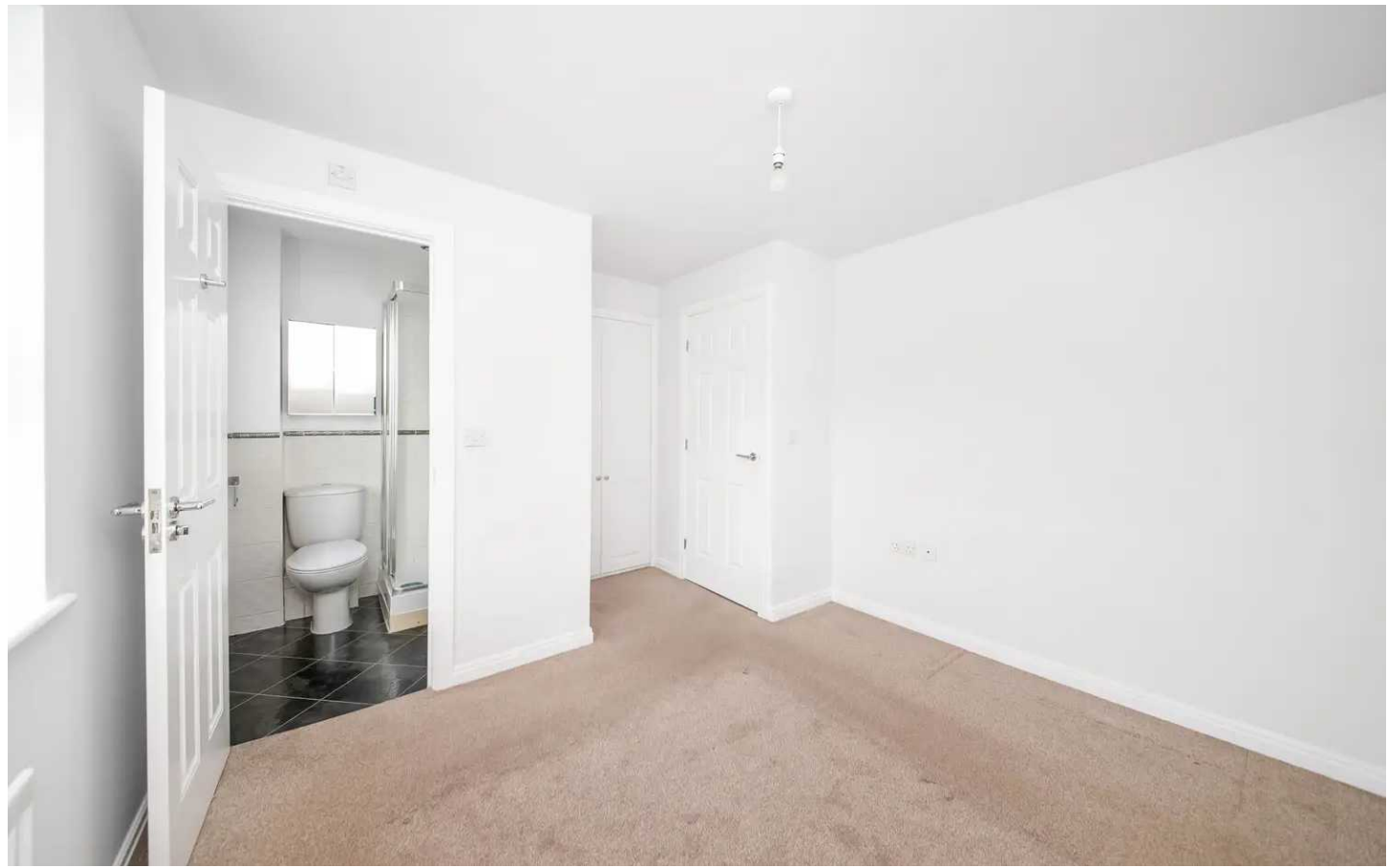
Taking the staircase to the first floor you reach the landing which features a ceiling light point and provides access to three bedrooms and the house bathroom.

BEDROOM ONE

Bedroom one is a generous proportioned double bedroom which has ample space for free standing furniture. The room enjoys a great deal of natural light which cascades through the double-glazed window to the front. There is a ceiling light point, radiator, useful built in wardrobes which have hanging rails in situ and the room is served by an en-suite shower room.

EN-SUITE

The en-suite shower room features a white, three-piece suite comprising of a low level w.c. with push button flush, a pedestal wash hand basin with chrome mixer tap and a fixed frame shower cubicle with thermostatic triton shower. There is tiling to the splash areas and to the half level on the walls, LVT flooring, a ladder style radiator and a shaver point. There is a double glazed window with obscure glass to the front, inset spotlighting and an extractor fan.





BEDROOM TWO

Bedroom two can be utilised as a double- or three-quarter bedroom. There is a double-glazed window to the rear which has pleasant views across rooftops into the distance. There is a radiator, ceiling light point, a fitted wardrobe which has hanging rails in situ and there is a loft hatch which provides access to the attic.

BEDROOM THREE

Bedroom three is a well-proportioned single bedroom which could be utilised as a home office or nursery. There is a double-glazed window to the rear which again has pleasant far reaching views over rooftops into the distance. There is a ceiling light point, a radiator and a useful built in cupboard with shelving for additional storage.

HOUSE BATHROOM

The house bathroom features a modern white three-piece suite which comprises of a low level w.c with push button flush, a pedestal wash hand basin with chrome mixer tap and a panelled bath with mixer shower head. There is LVT flooring, tiling to the walls to the half level, inset spotlighting and an extractor fan. The house bathroom has a ladder style radiator and shaver point.



EXTERNAL

FRONT GARDEN

Externally to the front the property features a tarmacadam driveway, flower and shrub borders, and an external light by the front door.

REAR GARDEN

Externally to the rear, the property features a low maintenance enclosed garden which features a flagged patio which is ideal of al fresco dining and barbecuing. The lower portion of the garden features a low maintenance gravelled area with flower and shrub bed and at the base there is a further decked area enjoying the afternoon sun. there is a pedestrian access gate to the side which proceeds down to the battery of garages which the property owns a single garage as depicted in the plans.

SINGLE GARAGE

The driveway to the side of the property proceeds to a battery of garages and allocated parking bays. The subject property has the second garage along in the battery. The garage features a up and over door and offers additional storage in the rafters.

DRIVEWAY

To the front of the property is a tarmacadam driveway with parking space for one vehicle.





VIEWING

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

BOUNDARY OWNERSHIP

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Sunday – 11am to 4pm



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