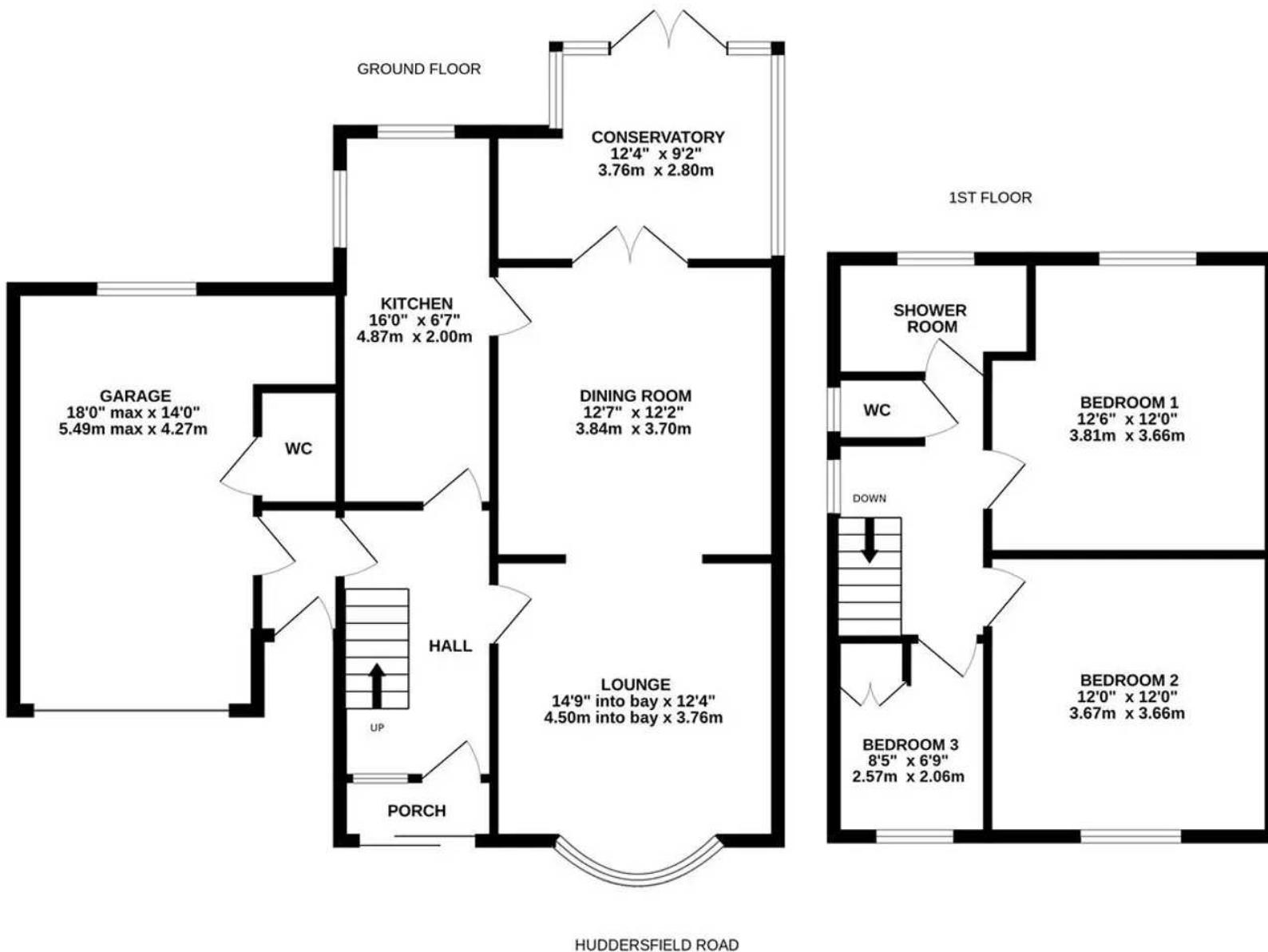




Huddersfield Road, Skelmanthorpe

Huddersfield, HD8 9AR

Offers in Region of £380,000



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.

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Huddersfield Road

Skelmanthorpe, Huddersfield

A FANTASTIC OPPORTUNITY TO ACQUIRE A MATURE, STONE FRONTED, DETACHED FAMILY HOME SITUATED IN THE DESIRABLE VILLAGE OF SKELMANTHORPE. OCCUPYING A GENEROUS PLOT WITH ESTABLISHED GARDENS AND WITH PLEASANT FAR-REACHING VIEWS, THE PROPERTY IS OFFERED AS A BLANK CANVAS TO THE PROSPECTIVE BUYER AS VACANT POSSESSION. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS.

The property in brief comprises of entrance porch with beautiful stained-glass door and windows leading into the entrance hall, there are two reception rooms, kitchen, conservatory, side entrance and an integral garage with downstairs WC. To the first floor there are three bedrooms, a shower room and separate WC. Externally there is a gated block paved driveway to the front with enclosed generous proportioned lawn garden to the rear, with flagged patio, hard standing for a greenhouse and pleasant summerhouse which could be utilised as a garden office.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.

Simon Blyth
ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

6' 3" x 2' 5" (1.91m x 0.74m)

Enter into the property through a aluminium sliding patio door into the entrance porch. There are part exposed stone columns, a central ceiling light point and a fabulous original timber door with adjoining window which has part obscure and stained glass inserts with leaded detailing which provides access to the entrance hall.



ENTRANCE HALL

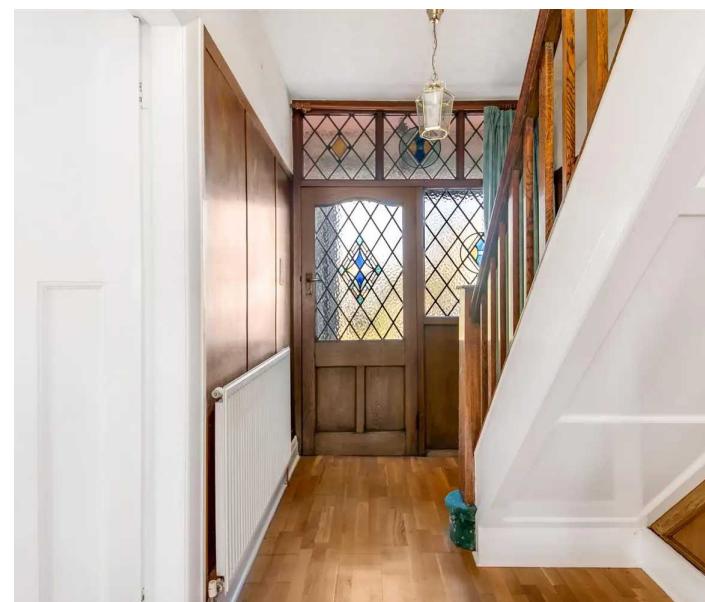
13' 9" x 5' 9" (4.19m x 1.75m)

The entrance hall is a most welcoming entrance. There is period charm and character which features oak flooring, wood panelling to the walls, a staircase rises to the first floor with wooden banister and spindles. There are doors which provide access to the lounge, kitchen and a multi panel timber and glazed door leads to the side entrance hall. There is a radiator, two ceiling light points.

LOUNGE

14' 9" x 12' 4" (4.50m x 3.76m)

The lounge is a generously proportioned reception room which features a double-glazed bay window to the front elevation, with part leaded detailing and stained glass. There is a decorative plate rail, a central ceiling light point with decorative ceiling rose. The lounge features two wall light points, two radiators, a television point and the focal point of the room is the living flame effect gas fireplace with marble inset surround and hearth. There is a double doorway which leads seamlessly into the formal dining room.





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DINING ROOM

12' 7" x 12' 2" (3.84m x 3.71m)

The dining room is a light and airy reception room which is provided with a great deal of natural light through the conservatory to the rear elevation and the bay window from the lounge. There is a decorative picture rail, a central ceiling light point again with decorative ceiling rose and there are two wall light points, two radiator's and there is a bespoke display cabinet, inset into the alcove. The dining room has a



KITCHEN

16' 0" x 6' 7" (4.88m x 2.01m)

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances which includes a four ring hot point ceramic hob with integrated cooker hood over, a built in waist level NEF fan assisted oven, a integrated under counter fridge unit and a built in dishwasher. There is tiled flooring, tiling to the splash areas, two ceiling light points and a radiator. The kitchen has dual aspect double glazed windows which provides the room with a great deal of natural light and provides pleasant views across the valley to the side elevation and directly onto the properties well maintained garden to the rear elevation.



INTEGRAL GARAGE

18' 0" x 14' 0" (5.49m x 4.27m)

The garage features an electric remote controlled roller shutter door, there is lighting and power, a radiator and a double-glazed window with obscure glass to the rear elevation. The garage also has plumbing for a washing machine and houses the property combination boiler. There is a door which leads to the downstairs w.c.



DOWNSTAIRS W.C.

4' 10" x 3' 6" (1.47m x 1.07m)

The downstairs w.c. features a modern white two-piece suite which comprises of a low-level w.c. with push button flush and a Belfast style sink unit with chrome mixer tap above. There is a ceiling strip light point on a remote sensor, an extractor vent and a wall mounted chrome ladder style radiator.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing. There is a double-glazed window to the side elevation which offers fantastic far-reaching views over rooftops across the valley, dado wall panelling continues up the staircase and on the first-floor landing and there are doors which provide access to three bedrooms, the shower room and separate w.c. There is a ceiling light point, and a loft hatch with drop down ladder which provides access to the useful attic space.

BEDROOM ONE

12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom one is situated at the rear of the property and has a bank of double glazed windows which provides the room with a great deal of natural light. From the windows there are pleasant views across the properties well stocked gardens, there is a decorative plate rail, central ceiling light point and radiator.

BEDROOM TWO

12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom two is situated at the front of the property and features a bank of double glazed timber windows with part stained glass to the front elevation. There is a radiator, central ceiling light point, a decorative plate rail and the focal point of the room is the art deco style cast iron decorative fireplace.

BEDROOM THREE

8' 5" x 6' 9" (2.57m x 2.06m)

Bedroom three can be utilised as a single bedroom, home office or nursery. There is a double-glazed timber window to the front elevation, again with stained glass and leaded detailing top window. There is a radiator, central ceiling light point and there is a built-in wardrobe with hanging rails and cupboards over the bulkhead for the stairs.





SEPARATE W.C

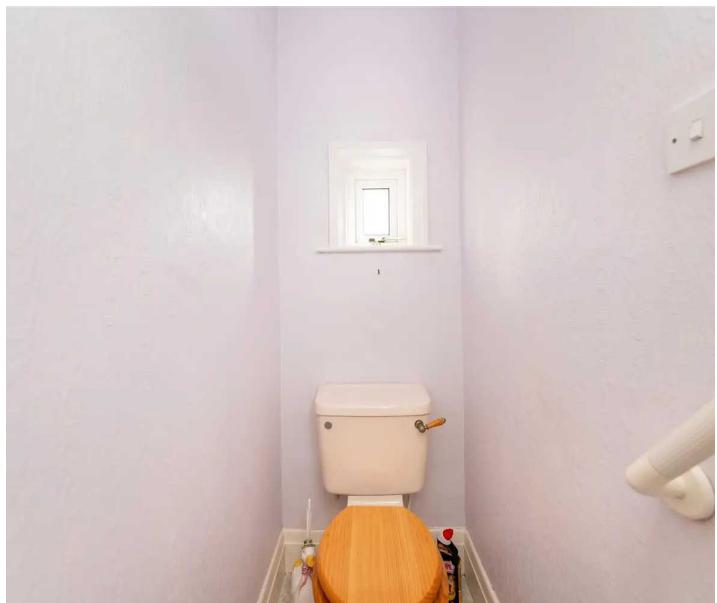
3' 10" x 2' 6" (1.17m x 0.76m)

The separate w.c. features a low-level w.c., a central ceiling light point and a double-glazed window with obscure glass to the side elevation.

SHOWER ROOM

8' 5" x 5' 0" (2.57m x 1.52m)

The shower room features a two-piece suite which comprises of a broad wash hand basin with chrome taps and a quadrant style cubicle with Myra shower. There is lino flooring, tiled walls, a double-glazed window with obscure glass to the rear elevation, part dado wall panelling, a ladder style radiator and extractor fan.



FRONT GARDEN

Externally to the front, the property benefits from a gated block paved driveway which provides off-street parking for multiple vehicles. The driveway leads to the integral garage and the block paving sweeps across the front of the property and continues as a pathway to a gate which leads to the rear gardens. The front garden features a well-stocked flower and shrub bed which is enclosed with part stone walls and part cast iron railed boundaries.

REAR GARDEN

To the rear of the property there is a flagged patio which is an ideal space for al fresco dining and barbecuing. The patio area enjoys views across the property's generously proportioned gardens and to the lower level there is an additional seating area with a hard standing for a greenhouse. A gradual stone stairwell with flagged pathway leads through a beautiful timber pergola with mature wisteria which is fabulous in the spring and summer months. The rear garden is laid predominantly to lawn and features part hedged and part fenced boundaries and there are various flower, tree and shrub beds. At the bottom of the garden, there is a further stone flagged pathway which leads to a summer house which is of timber construction and features double glazed timber doors which again enjoys views of the property's gardens.

DRIVEWAY

2 Parking Spaces

The property benefits from a gated block paved driveway which provides off street parking for multiple vehicles.





ADDITIONAL INFORMATION

Please note that there is a sewerage pipe that runs under a portion of the rear garden to the mains sewer on Huddersfield Road.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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