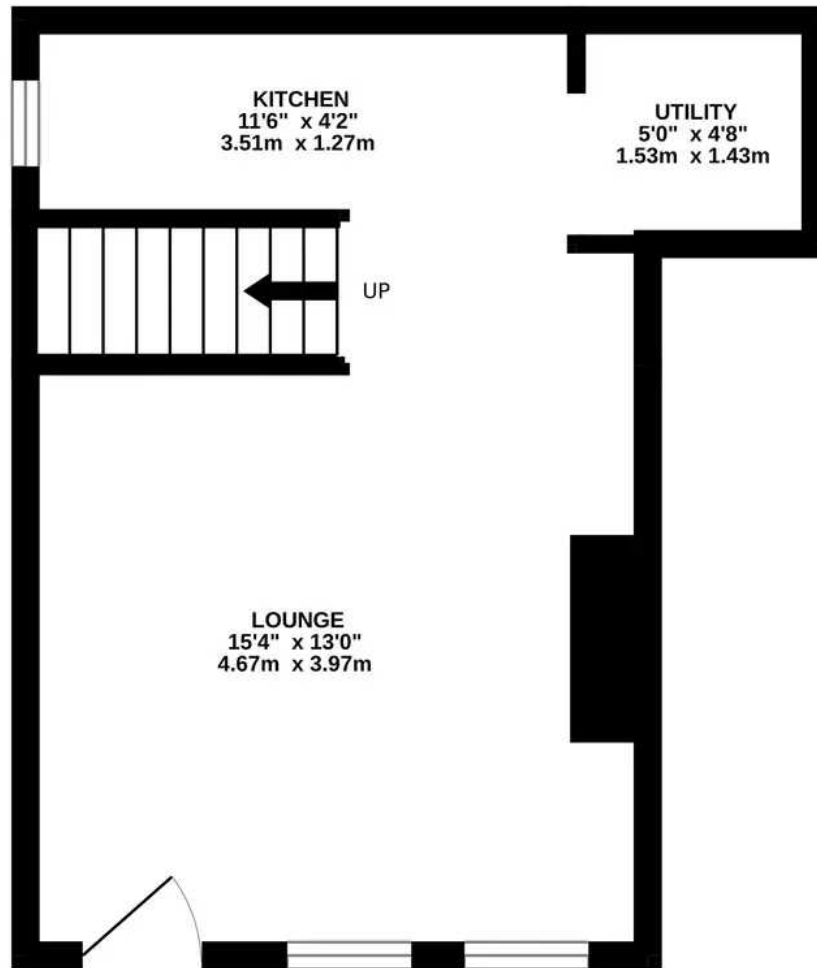




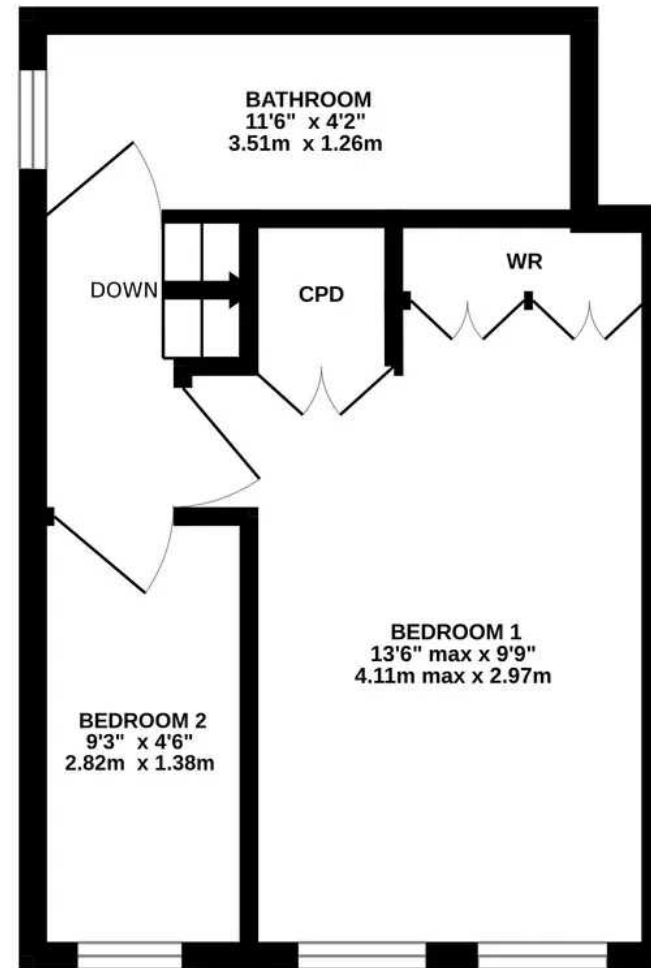
**59 Gib Lane, Skelmanthorpe**  
Huddersfield, HD8 9BG

In Excess of **£175,000**

GROUND FLOOR



1ST FLOOR



GIB LANE

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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## 59 Gib Lane

Skelmanthorpe, Huddersfield, HD8 9BG

A SUPERBLY APPOINTED, CHOCOLATE BOX COTTAGE NESTLED IN A QUIET HAMLET OF SIMILARLY CHARACTERFUL PROPERTIES AND SITUATED IN THE POPULAR RESIDENTIAL AREA OF SKELMANTHORPE. THE PROPERTY BLENDS MODERN FIXTURES WITH PERIOD CHARM AND BENEFITS FROM LOW MAINTENANCE GARDENS, IS IN CLOSE PROXIMITY TO THE VILLAGE HIGH STREET, AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises of open-plan living kitchen with fabulous inglenook stone fireplace, useful utility room, and a state-of-the-art staircase with glazed balustrade leading to the first floor. The first floor accommodation comprises of two bedrooms and the house bathroom. Externally to the front, there is a low maintenance garden.

Tenure Freehold.

Council Tax Band A.

EPC Rating C.



## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed front door. The entrance hall features fabulous Yorkshire stone flagged flooring and seamlessly leads into the lounge.

### LOUNGE

13' 0" x 15' 4" (3.96m x 4.67m)

The lounge enjoys a great deal of charm and character, with exposed timber beams and batons to the ceiling. There are three wall light points, and a bank of double-glazed windows with stone mullions and fabulous timber lintel above to the front elevation, which provides a pleasant view across the property's gardens. The lounge benefits from a state-of-the-art custom staircase with glazed balustrade which rises to the first floor, and the focal point of the room is the inglenook stone fireplace with Clearview log burning stove set upon a raised stone hearth. The lounge then leads seamlessly into the kitchen.





#### **KITCHEN**

11' 6" x 4' 2" (3.51m x 1.27m)

The kitchen features a wide range of fitted base units with high gloss cupboard fronts and complementary work surfaces over, incorporating a single bowl, composite sink and drainer unit with brushed chrome mixer tap. There is a matching upstand to the work surface, partly exposed timber batons to the ceiling, recessed spotlighting, and a double-glazed window to the side elevation. The kitchen is well-equipped with high-quality, built-in appliances, including a four-ring gas on glass Indesit hob with wall-mounted Hotpoint cooker hood over and an electric Indesit double oven. There is an integrated dishwasher, high-quality flooring, an exposed timber lintel, and a doorway proceeding into the utility room.

#### **UTILITY ROOM**

4' 8" x 5' 0" (1.42m x 1.52m)

The high-quality flooring continues into the utility room from the kitchen. There is an exposed timber beam to the ceiling, a ceiling light point, plumbing and provisions for an automatic washing machine, space for a tall standing fridge freezer, fitted shelving, and the utility room houses the property's combination boiler.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the ground floor, you reach the first floor landing, which features multi-panel timber doors leading to two bedrooms and the house bathroom. There is an inset spotlight to the ceiling, a recessed nook for additional storage, and a loft hatch which provides access to a useful attic space.

### BEDROOM ONE

13' 6" x 9' 9" (4.11m x 2.97m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed, stone mullioned windows to the front elevation which provide a pleasant, open-aspect view over rooftops. There is inset spotlighting to the ceiling, a radiator, and a useful cupboard over the bulkhead for the stairs. The room features a partly exposed stone chimney breast and there are wall-to-wall, built-in wardrobes with hanging rails and shelving in situ.

### BEDROOM TWO

4' 6" x 9' 3" (1.37m x 2.82m)

Bedroom two is currently utilised as a walk-in wardrobe/dressing room, and features a double-glazed window to the front elevation with timber lintel above and stone surround, offering pleasant views across the property's gardens. The room also features a central ceiling light point and a radiator.





### HOUSE BATHROOM

11' 6" x 4' 2" (3.51m x 1.27m)

The house bathroom features a modern three-piece suite which comprises of a low-level w.c. with push button flush, a pedestal wash hand basin with chrome Monobloc mixer tap, and a double-ended corner bath with thermostatic shower over. There are panelled walls and tiling to the splash areas, attractive vinyl tiled flooring, inset spotlighting to the ceiling, a chrome ladder-style radiator, an extractor fan, and a double-glazed window with obscure glass to the side elevation.

## EXTERNAL

### FRONT GARDEN

Externally to the front, the garden is laid predominantly to lawn and features a gravel pathway leading to a flagged patio area. There are well-stocked flower and shrub beds, hedge boundaries, and external up-and-down lights.

\*\* Please note that there is an area adjacent to the garden which the current vendors informs is upkept by them. There are raised sleeper flower beds, a decked area, a hardstanding for a garden shed, and part-fence and part-stone wall boundaries. \*\*







## **VIEWING**

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

## **BOUNDARY OWNERSHIP**

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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.

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

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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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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