



64 Huddersfield Road, Skelmanthorpe
Huddersfield, HD8 9AS

Offers in Region of **£400,000**



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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64 Huddersfield Road

Skelmanthorpe, Huddersfield

A PROPERTY WHICH IS A MUST VIEW TO TRULY APPRECIATE. OCCUPYING A GENEROUS PLOT IS THIS SUPERB, SEMI-DETACHED FAMILY HOME, OFFERING A WEALTH OF VERSATILE AND SPACIOUS ACCOMMODATION ACROSS THREE STOREYS. LOCATED ON THE FRINGES OF THE SOUGHT AFTER VILLAGE OF SKELMANTHORPE, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO THE VILLAGE HIGH STREET AND A IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY HAS BEEN TASTEFULLY EXTENDED AND BOASTS FABULOUS GARDEN WITH OPEN ASPECT ACROSS NEIGHBOURING FIELDS AND WITH FAR REACHING VIEWS TOWARD EMLEY MOOR, OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM AND FOUR DOUBLE BEDROOMS WITH TWO ENSUITES.





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The property accommodation briefly comprises of entrance hall, downstairs WC, lounge with log burning stove, open-plan dining-kitchen and family room with bi-fold doors leading to the gardens, a home office and integral garage to the ground floor. To the first floor there are three double bedrooms and the house bathroom with bedroom one having en-suite shower room. To the second floor is a spacious double bedroom with en-suite shower room. Externally there is a low maintenance front garden providing off street parking for multiple vehicles, to the rear is a fantastic patio, artificial lawn areas and a decked area at the bottom of the garden taking advantage of the pleasant aspect across neighbouring fields.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

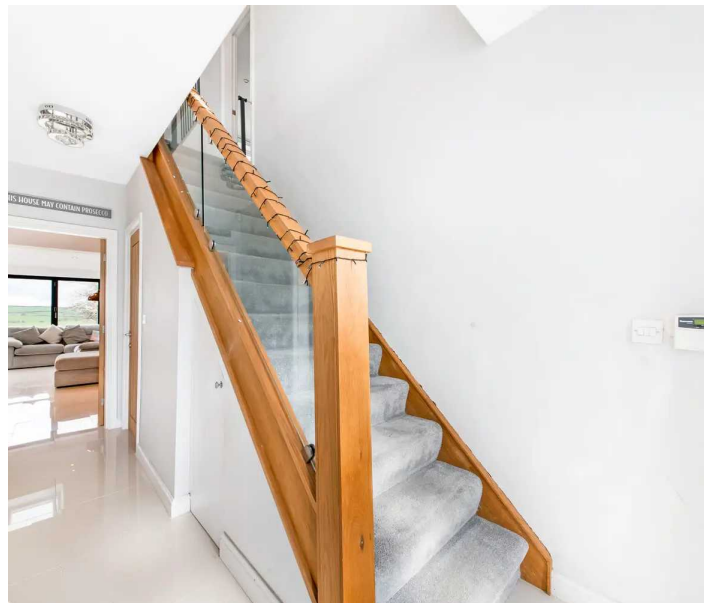
Enter into the property through a double-glazed composite front door with obscure glazed inserts and adjoining double-glazed windows to either side, which flood the entrance hall with natural light. The entrance hall features attractive tiled flooring with underfloor heating, an oak staircase with glazed balustrade proceeding to the first floor, two ceiling light points, a useful understairs storage cupboard, and oak doors providing access to the downstairs w.c., lounge and fabulous open-plan dining kitchen.

DOWNSTAIRS W.C.

The attractive tiled flooring continues through from the entrance hall into the downstairs w.c., which features a contemporary two piece suite comprising a low-level w.c. with push-button flush and a broad wash hand basin with chrome Monobloc mixer tap set upon a vanity unit. There is attractive mosaic tiling to the splash areas and a ceiling light point.

LOUNGE

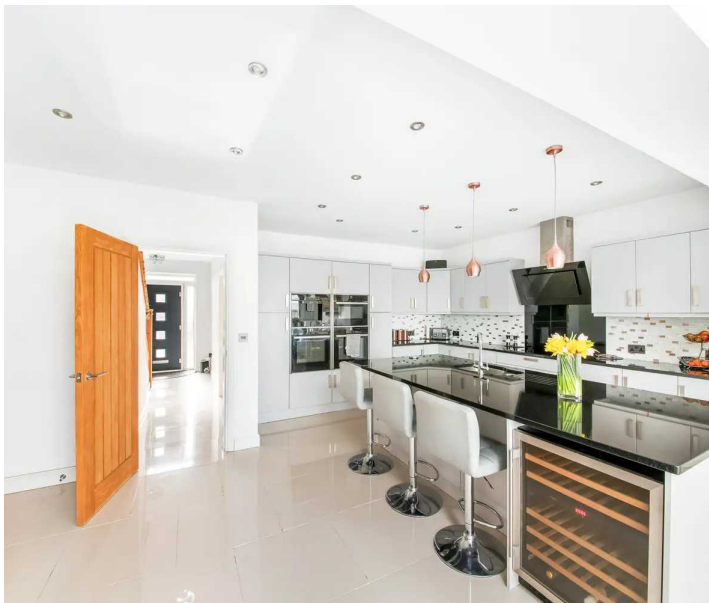
The lounge enjoys a great deal of natural light courtesy of the double-glazed bank of windows to the front elevation, is finished with neutral décor, and features a central ceiling light point, a radiator, and the focal point of the room is the inglenook fireplace with brick inset and cast-iron, log burning stove set upon a raised hearth.





OPEN-PLAN DINING KITCHEN - KITCHEN AREA

The open-plan dining kitchen is sure to impress, with the attractive tiled flooring continuing through from the entrance hall, inset spotlighting, three ceiling light points over the breakfast island, mosaic tiling to the splash areas, under-unit LED lighting, and pelvic lighting. The kitchen features a range of fitted wall and base units with complementary granite work surfaces, and is equipped with built-in NEF appliances, including a five-ring ceramic induction hob with ceramic splashback and gloss-black touch extractor hood over, two slide-and-hide ovens, a shoulder-level combination microwave oven, a shoulder-level coffee machine, and a dishwasher. The centrepiece of the kitchen is the fabulous breakfast island with granite top, one-and-a-half-bowl, stainless steel sink and drainer unit with bevelled drainer and chrome mixer tap above, and useful cupboards beneath. The kitchen then leads seamlessly into the dining/family area, and there is a door leading into the utility room.



OPEN-PLAN DINING KITCHEN - DINING AREA

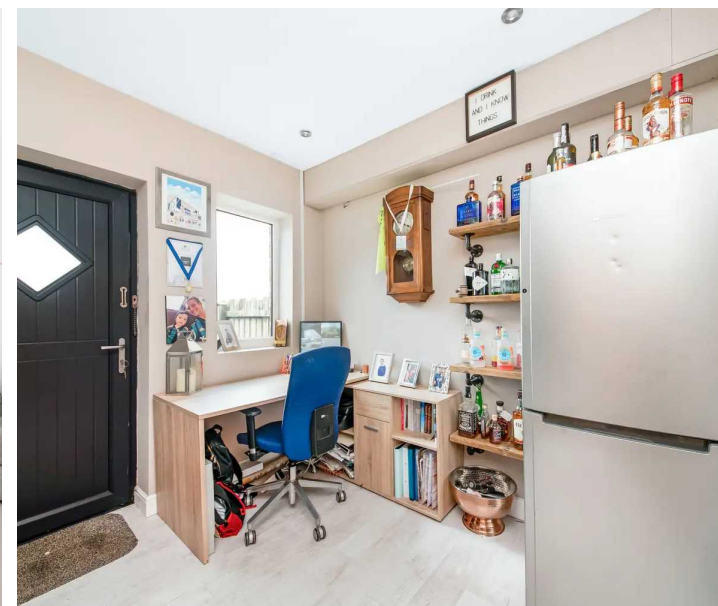
The kitchen area leads seamlessly into the dining/family area which takes full advantage of the position of the property, featuring two skylight windows with remote controlled rain sensor to the rear elevation and a bank of fabulous, aluminium bi-fold doors which offer superb views across the property's gardens and of the valley. There is a wall-mounted radiator and inset spotlighting to the ceiling.

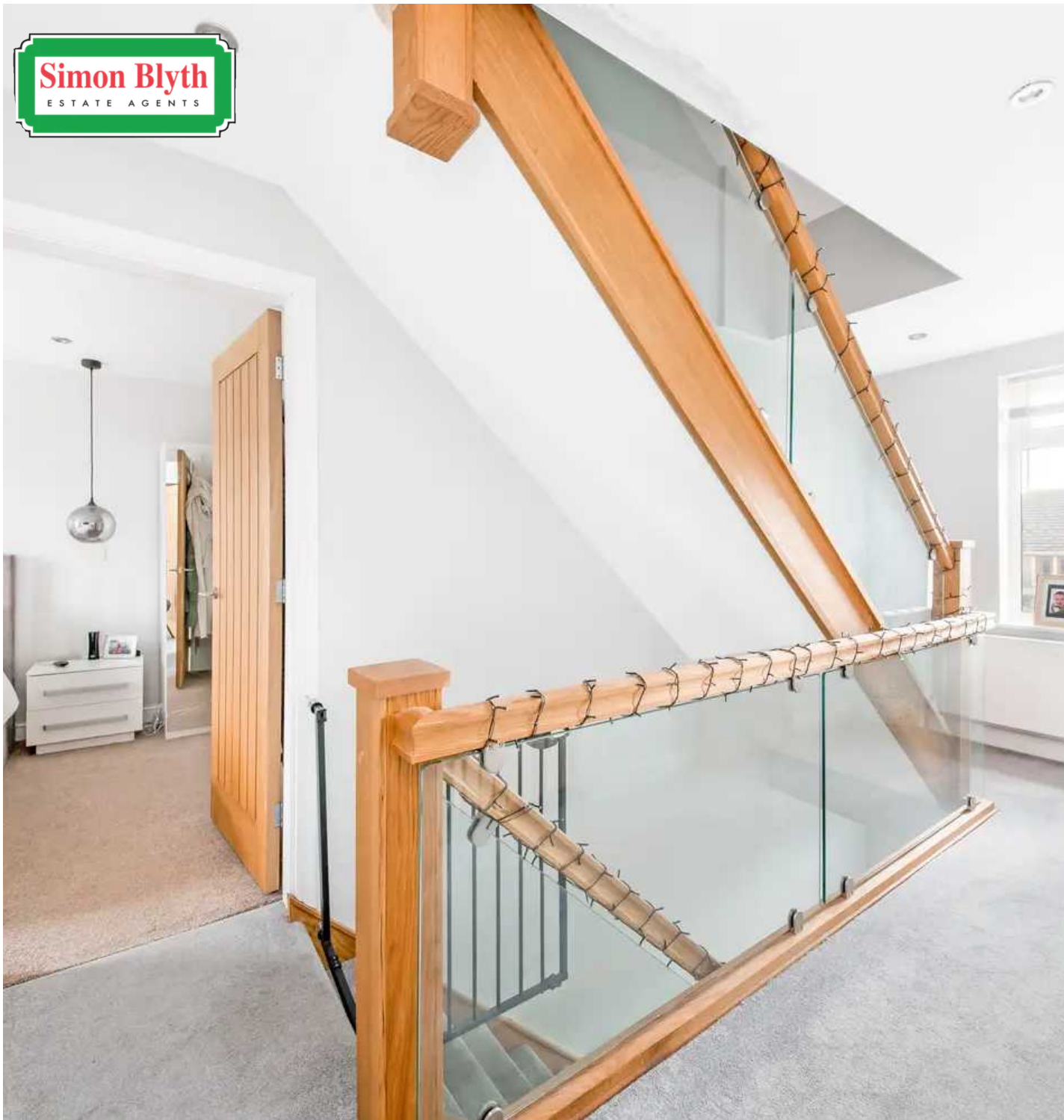
HOME OFFICE

This room is a versatile space which could be utilised in a variety of ways, but is currently used as a home office and entertainment space, featuring a double-glazed composite door with obscure glazed inserts to the rear elevation and a double-glazed window which takes full advantage of the pleasant views across the property's gardens and towards Emley Moor Mast. There is high-quality flooring, inset spotlighting to the ceiling, a radiator, and an oak door which proceeds into the garage.

GARAGE

The garage features an electric, remote controlled, roller shutter door. There is lighting and power in situ, and it houses the property's combination boiler. There is plumbing and provisions for an automatic washing machine, and space for a tumble dryer.





FIRST FLOOR

FIRST FLOOR LANDING

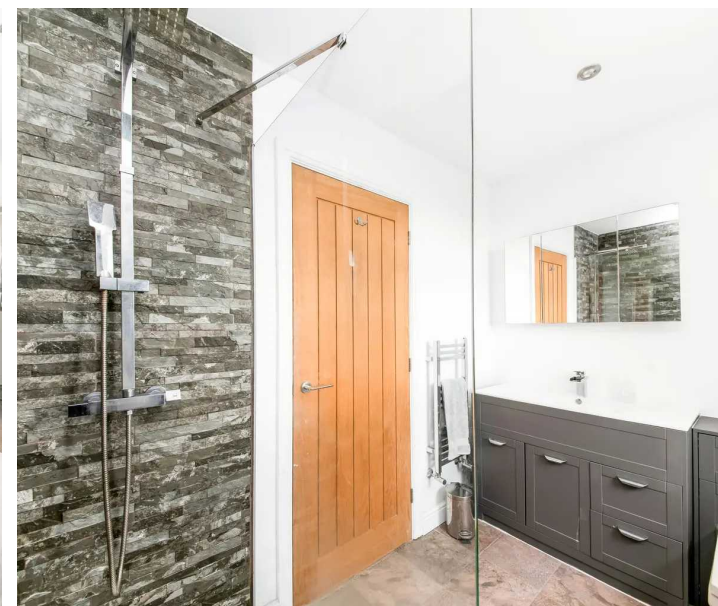
Taking the fabulous oak staircase from the entrance hall, you reach the first floor landing, with oak banister with glazed balustrade proceeding around the landing. There are oak doors providing access to three bedrooms and the house bathroom, inset spotlighting to the ceiling, a radiator, a double-glazed window to the front elevation, and a further staircase with glazed balustrade proceeding to the second floor.

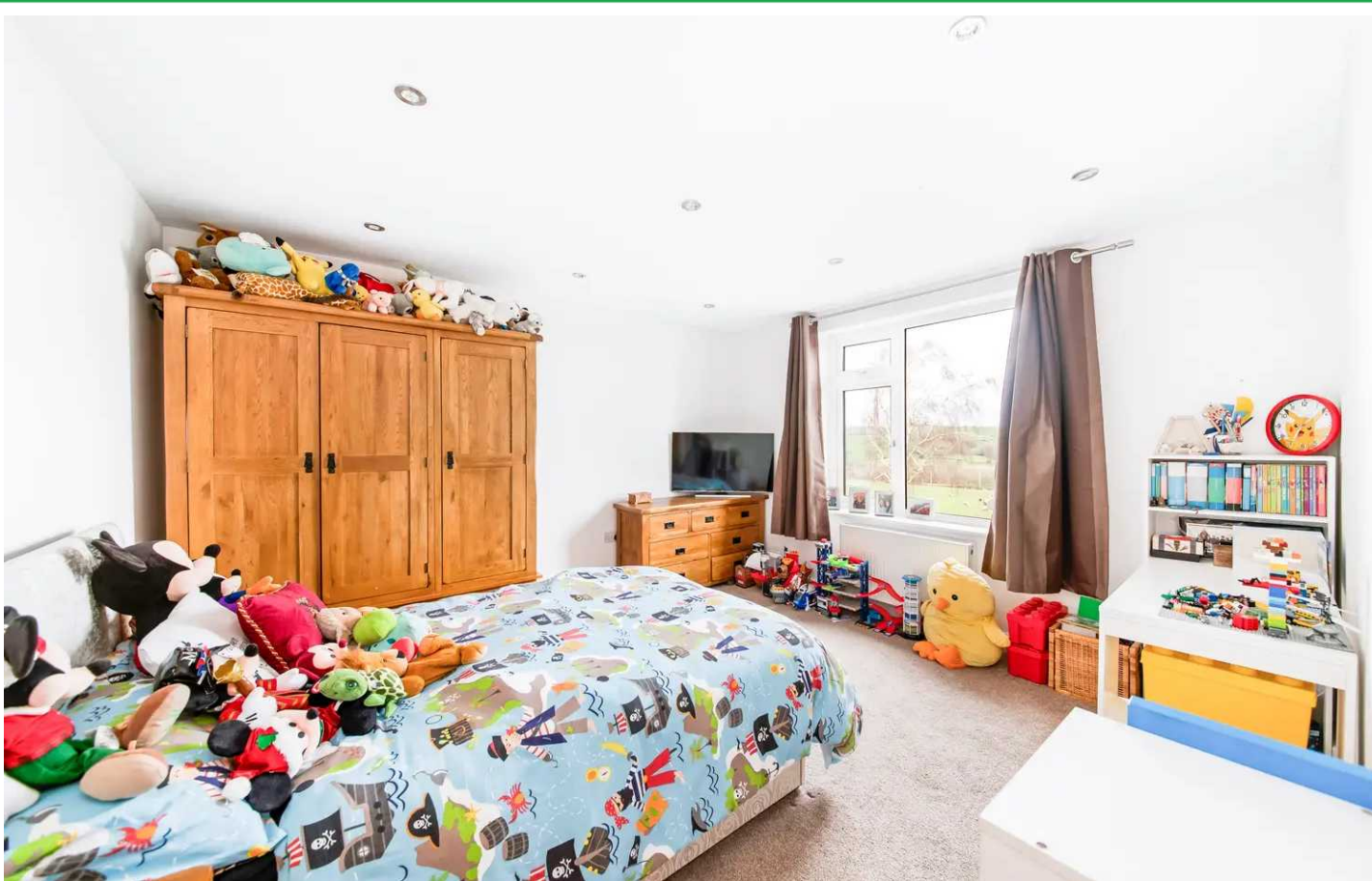
BEDROOM ONE

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. The room has ample accommodation, including a walk-through wardrobe and dressing area, where there is also an oak door proceeding to the en-suite shower room. There is inset spotlighting to the ceiling, two bedside lights, a radiator, and a double-glazed window to the rear elevation offering fantastic open-aspect views across the property's gardens, of neighbouring fields, and towards Emley Moor Mast in the distance.

BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a contemporary three-piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a broad winged wash hand basin with cascading waterfall mixer tap set upon a large vanity unit with cupboards and drawers beneath, incorporating a low-level w.c. with concealed cistern and push-button flush. There is tiled flooring, attractive tiling to the splash areas, a chrome ladder-style radiator, inset spotlighting to the ceiling, an extractor vent, and a double-glazed window with obscure glass to the front elevation.





BEDROOM TWO

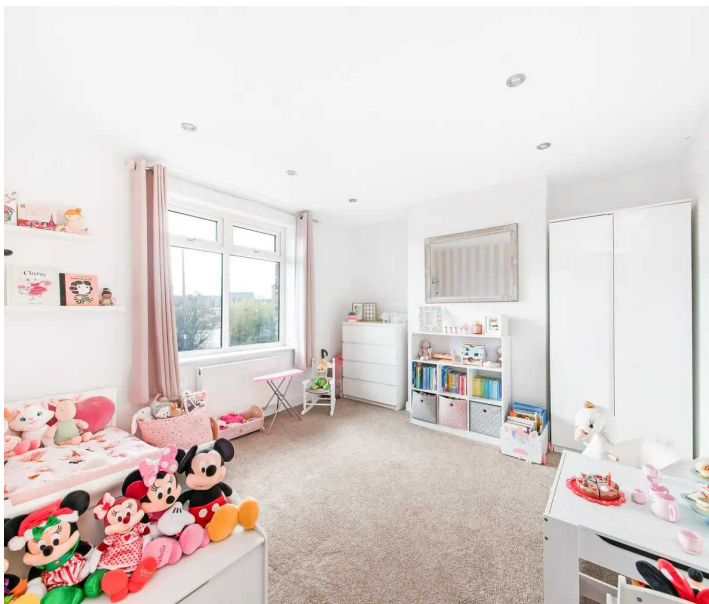
Bedroom two is another generously proportioned double bedroom, enjoying a great deal of natural light courtesy of a bank of double-glazed windows to the rear elevation, offering fantastic panoramic views across neighbouring fields and far into the distance. There is inset spotlighting to the ceiling and a radiator.

BEDROOM THREE

Bedroom three enjoys a great deal of natural light cascading through the bank of double-glazed windows to the front elevation. The room can accommodate a double bed with ample space for freestanding furniture, and there is inset spotlighting to the ceiling and a radiator.

HOUSE BATHROOM

The house bathroom features a contemporary four-piece suite comprising of a double-ended, inset bath with tiled surround and separate handheld showerhead attachment, a corner shower with curved shower guard, a wash hand basin set upon a vanity unit and with mixer tap above, and a low-level w.c. with push-button flush. There is attractive tiled flooring and tiling to the walls, inset spotlighting to the ceiling, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the rear elevation.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the oak staircase from the first floor, you reach the second floor landing, where an oak door proceeds into bedroom four. There is a return on the staircase with an inset spotlight, providing further storage, and a further useful under-eaves storage area.

BEDROOM FOUR

Bedroom four can be utilised as the principal bedroom, as it is a fabulously proportioned double bedroom which enjoys a great deal of natural light through a bank of double-glazed windows to the rear elevation, offering fantastic open-aspect views across rolling countryside. There are partly exposed timber beams and batons on display, inset spotlighting to the ceiling, an anthracite column radiator, ample space for a dressing table and freestanding furniture, and a useful under-eaves storage area. Bedroom four also benefits from en-suite shower room facilities.

BEDROOM FOUR EN-SUITE SHOWER ROOM

The en-suite shower room features a modern three-piece suite comprising of a fixed frame shower cubicle with multi-jet and rainfall shower head and separate handheld attachment, a wash hand basin with cascading waterfall mixer tap and vanity cupboard beneath, and a low-level w.c. with push-button flush. There is attractive vinyl flooring and tiling to the splash areas, a chrome ladder-style radiator, inset spotlighting to the ceiling, and a double-glazed window with obscure glass and tiled sill to the rear elevation.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a stone pillared, tarmacadam driveway leading to the front of the property and providing off-street parking for multiple vehicles. The are part-hedge and part-stone wall boundaries, and external up-and-down lights.

REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and fabulously proportioned garden space, featuring a superb Indian-stone flagged patio, which is an ideal space for al fresco dining, barbecuing and entertaining. There are part-fence and part-stone wall boundaries, and from the patio there are Indian-stone flagged steps which lead to the lower portion of the garden where there are two artificial lawns. At the bottom of the garden is a raised decked area with inset spotlighting. The garden adjoins neighbouring fields which offer a breath-taking open aspect view of rolling countryside and towards Emley Moor Mast. There is a substantial, bespoke timber shed which can be utilised as storage or for entertainment and recreational use. There are external lights, external plug points, an external tap to the side of the property, and well-stocked, mature flower and shrub beds.

DRIVEWAY

2 Parking Spaces





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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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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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.

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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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