

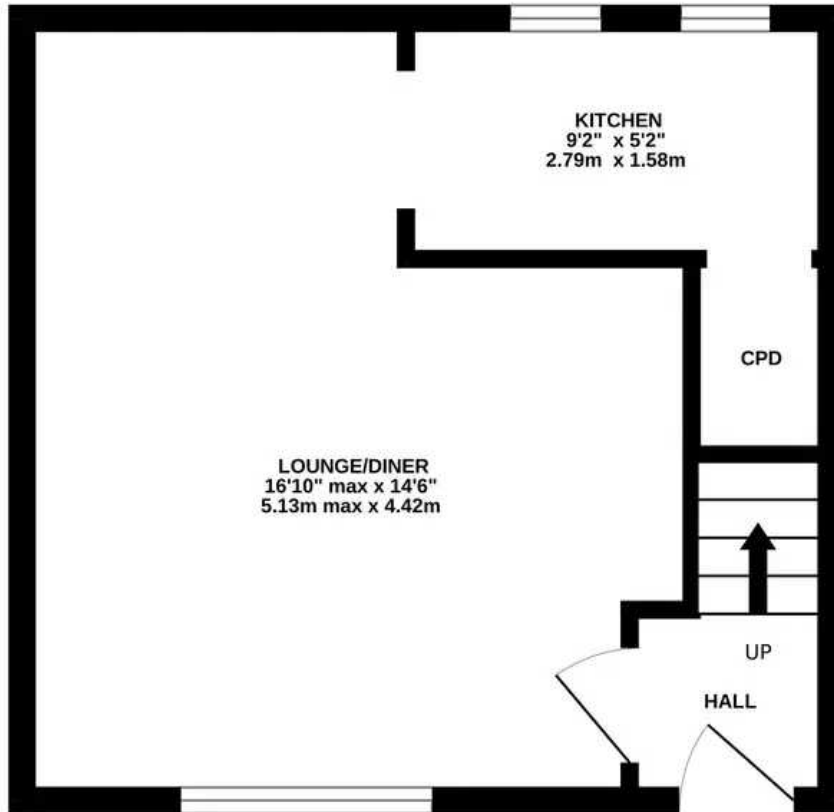


Cumberworth Road, Skelmanthorpe

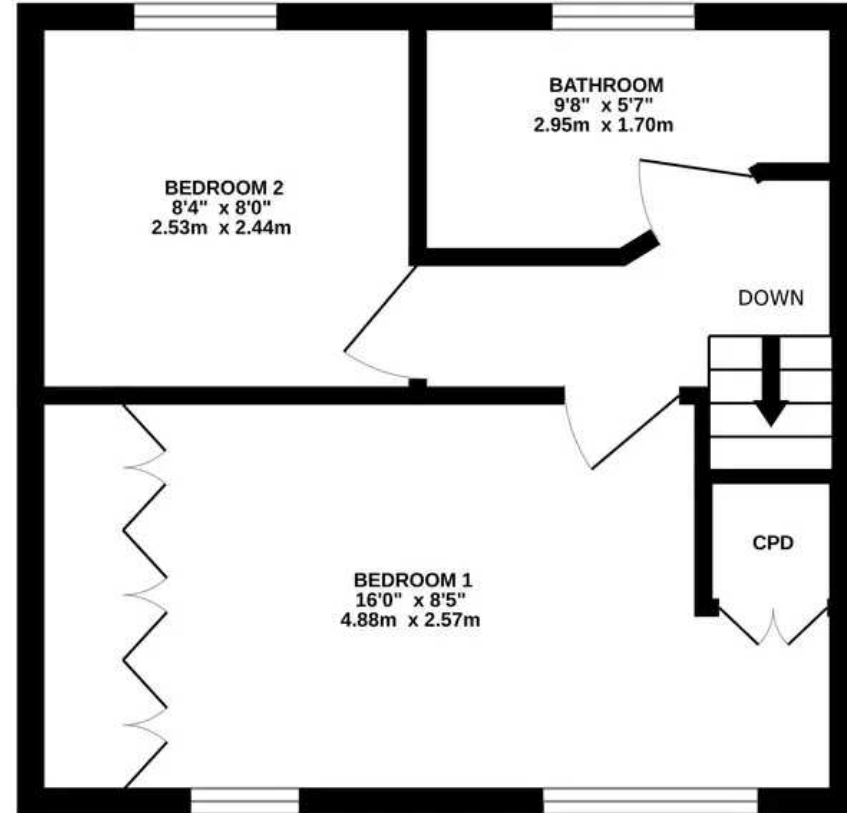
Huddersfield, HD8 9AB

Offers in Region of **£180,000**

GROUND FLOOR



1ST FLOOR



CUMBERWORTH ROAD

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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21 Cumberworth Road

Skelmanthorpe, Huddersfield, HD8 9AB

A STONE CONSTRUCTION, CHARACTERFUL, THROUGH-BY-LIGHT COTTAGE SITUATED JUST OUTSIDE THE SOUGHT AFTER VILLAGE CENTRE OF SKELMANTHORPE. WITH NO ONWARD CHAIN, THE PROPERTY DOES REQUIRE A PROGRAMME OF UPDATING AND IS OFFERED AS A BLANK CANVAS TO THE PROSPECTIVE BUYER. NESTLED IN A QUIET ROW OFF CUMBERWORTH ROAD, THE PROPERTY IS A SHORT WALK TO VILLAGE AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, open-plan living/dining room with inglenook stone fireplace and the kitchen to the ground floor. To the first floor, there are two bedrooms and the house bathroom. Externally to the front is a lawn garden with a flagged patio area ideal for alfresco dining, and at the bottom of the garden is a hardstanding offering off street parking for two vehicles.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.



GROUND FLOOR

ENTRANCE HALL

4' 4" x 4' 0" (1.32m x 1.22m)

Enter into the property through a multi-panel timber and glazed door with obscure glazed inserts. The entrance hall features a multi-panel door which provides access to the open-plan living dining room and a carpeted stone staircase with wooden banister proceeds to the first floor. There is a ceiling light point and a radiator.

OPEN-PLAN LIVING DINING ROOM

14' 6" x 16' 10" (4.42m x 5.13m)

The open-plan living dining room enjoys a great deal of natural light which cascades through the double-glazed window with part-leded and stained glass inserts to the front elevation. There are exposed timber beams to the ceilings, decorative coving, three wall light points, a radiator, and a doorway which proceeds into the kitchen. The focal point of the room is the fabulous exposed stone inglenook fireplace with multi-fuel cast iron Clearview stove, set upon a raised stone hearth.





KITCHEN

9' 2" x 5' 2" (2.79m x 1.57m)

The kitchen features two double-glazed windows with tiled sills to the rear elevation which provide a great deal of natural light. There is a central ceiling light point, a radiator, wood-effect laminate flooring, display shelving, tiling to splash areas and to the half-level on the walls, a breakfast bar, and a doorway to the rear which leads to a useful understairs storage cupboard. The kitchen benefits from a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a four-ring gas hob, a built-in fan-assisted oven, and space and provisions for an automatic washing machine.

UNDERSTAIRS CUPBOARD

7' 7" x 2' 9" (2.31m x 0.84m)

The understairs cupboard features partly exposed timber floorboards and a ceiling light point.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Doors provide access to two bedrooms and the house bathroom, and there is a wall light point and a loft hatch which provides access to a useful attic space.

BEDROOM ONE

16' 0" x 8' 5" (4.88m x 2.57m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There are exposed timber floorboards, decorative coving to the ceiling, two radiators, a central ceiling light point, and two windows to the front elevation, providing pleasant views across the property's front gardens and over rooftops beyond. Additionally, the room features wall-to-wall fitted wardrobes with sliding mirrored doors, hanging rails and shelving, and there is a useful storage cupboard over the bulkhead for the stairs.



BEDROOM TWO

8' 0" x 8' 4" (2.44m x 2.54m)

Bedroom two is a well-proportioned bedroom which features a double-glazed window to the rear elevation. There is a ceiling light point, decorative coving, and a radiator.



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HOUSE BATHROOM

5' 7" x 9' 8" (1.70m x 2.95m)

The house bathroom features a three-piece suite which comprises of a panel bath with electric Mira Sport shower over, a pedestal wash hand basin, and a low-level w.c. There are exposed timber floorboards, tiling to the splash areas and the half-level on the walls, a radiator, and a ceiling light point. The house bathroom also features a double-glazed window with obscure glass to the rear elevation, which provides the room with a great deal of natural light, and houses the property's wall-mounted combination boiler.

EXTERNAL

GARDEN

The property is approached via an unadopted lane with vehicular and pedestrian rights of access for neighbouring cottages. There is a hard standing which provides off-street parking for up to two vehicles, and a pathway leading to a gate which encloses the front garden. The front garden is laid predominantly to lawn, features flower and shrub beds, and benefits from a hard standing for a garden shed. The pathway then proceeds directly to the property's front door, and there is an additional flagged patio area which provides an ideal space for al fresco dining and barbecuing. There is an external tap, an external security light, and part-fenced and attractive dry stone wall boundaries. There is also a pedestrian right of access to the rear of the property for maintenance and upkeep of the rear elevation of the property.

OFF STREET

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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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.

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.

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MORTGAGE ADVICE

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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