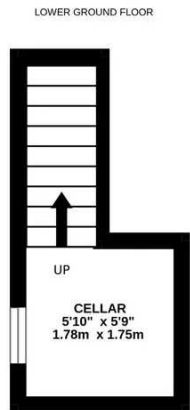
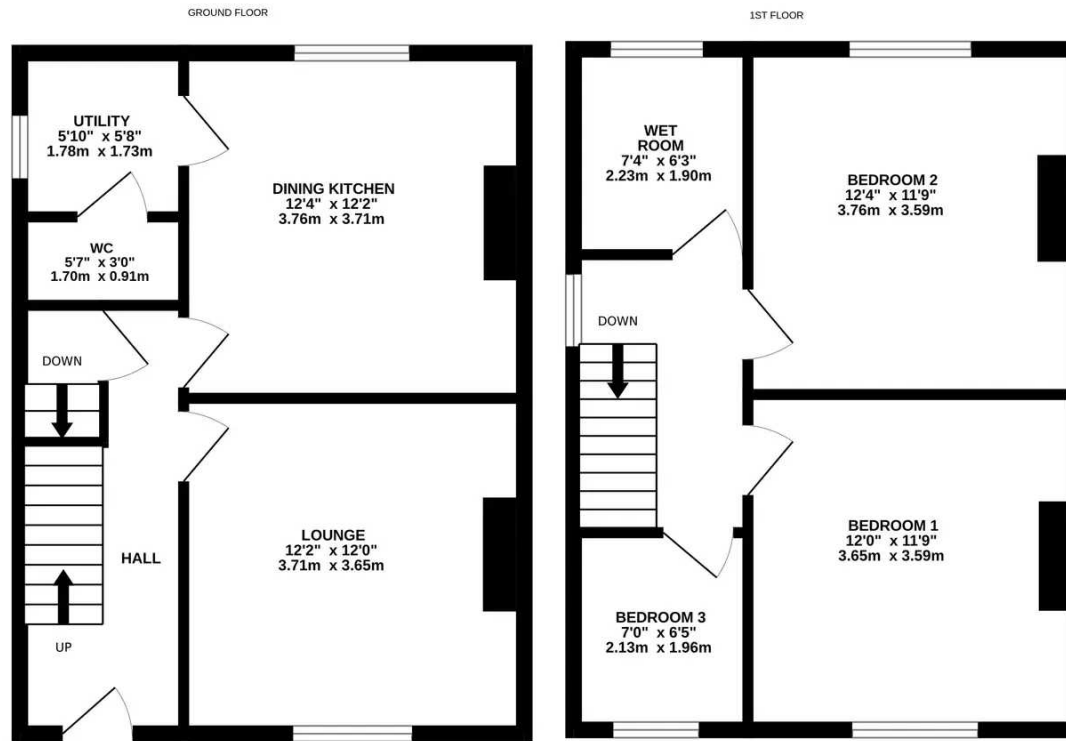




# Wyngarth, 7 New Street, Skelmanthorpe

Huddersfield, HD8 9BL

Offers Over **£350,000**



NEW STREET

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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## 7 New Street

Skelmanthorpe, Huddersfield

A FABULOUS, STONE FRONTED, DETACHED FAMILY HOME, NESTLED IN A QUIET POSITION, JUST OFF THE VILLAGE CENTRE OF SKELMANTHORPE. THE PROPERTY HAS BEEN SYMPATHETICALLY RENOVATED AND BOASTS CHARACTER FEATURES BLENDED WITH A MODERN CONTEMPORARY INTERIOR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT WALK TO THE HIGH STREET AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, spacious lounge, open-plan dining kitchen, utility room and downstairs WC to the ground floor. To the lower ground floor is a useful cellar. To the first floor there are three bedrooms and a wet room. Externally, the property features a driveway providing off-street parking for multiple vehicles in tandem, the gardens are predominantly laid to lawn with barked borders for pots and plants.

Tenure Freehold.

Council Tax Band C.

EPC Rating D.



## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed, composite front door with obscure and stained-glass insert. The entrance hall is light and airy with attractive tiled flooring, decorative cornicing to the ceiling, a ceiling light point, and an anthracite column radiator. A staircase with wooden banister, spindle balustrade, central carpet runner and chrome stair rods rises to the first floor. Multi-panel, period-style, timber doors provide access to the lounge and the open-plan dining kitchen, and enclose a staircase which descends to the lower ground floor.

### LOUNGE

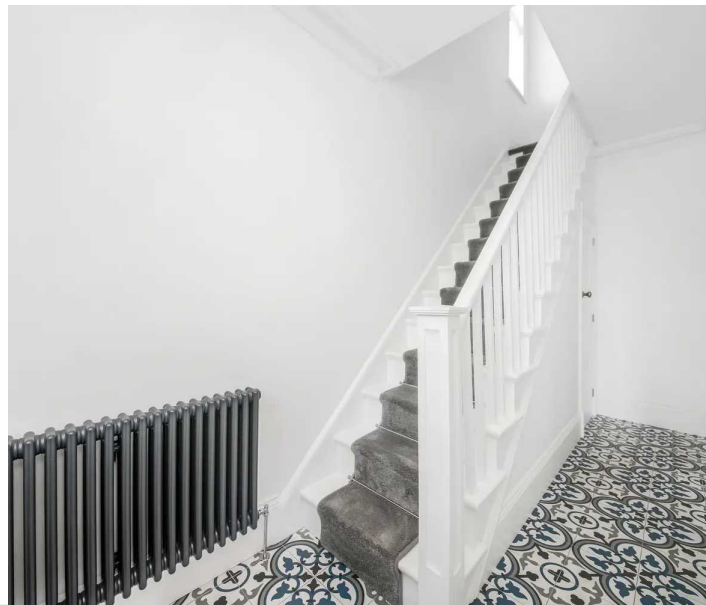
12' 0" x 12' 2" (3.66m x 3.71m)

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed mullioned windows to the front elevation, offering pleasant views across the property's front gardens. There is an anthracite column radiator, decorative cornicing to the ceiling, an ornate ceiling rose with central ceiling light point, and the focal point of the room is the fabulous Yorkshire sandstone fire surround with an art deco cast iron open fire basket. The lounge benefits from amplified digital aerial points, incoming broadband, and telephone. The property is also fully networked with CAT 6 data to every room.

### LOWER GROUND FLOOR & KEEPING CELLAR

5' 9" x 5' 10" (1.75m x 1.78m)

The lower ground floor is accessed via a staircase with terracotta tiled skirting from the entrance hall. The keeping cellar features terracotta tiled flooring with matching skirting, a double-glazed window with obscure glass to the side elevation, a ceiling light point, an extractor fan, and a tiled work surface.





### **OPEN-PLAN DINING KITCHEN**

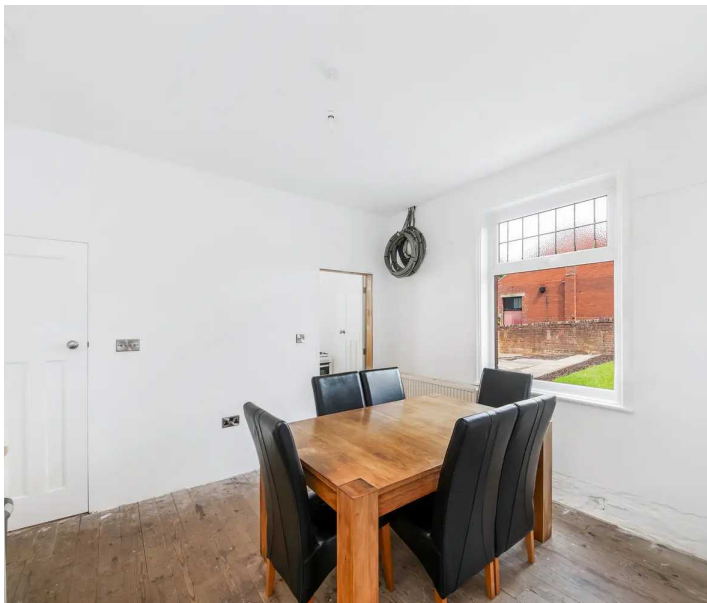
12' 2" x 12' 4" (3.71m x 3.76m)

This space has been intentionally left for the prospective buyer to utilise and configure as required. It currently features a bank of base units with work surfaces over, exposed timber floorboards, a central ceiling light point, a radiator, and a double-glazed, part-obscure window with leaded detailing to the rear elevation. There is a period, multi-panel, timber door providing access to the utility room. The utility room has provisions for a gas cooker; however, this space could be opened out to create a fabulous open-plan dining kitchen with potential for installation of French doors, patio doors, or bi-fold doors to the rear elevation. It also lends itself to a rear extension, subject to necessary consents.

### **UTILITY ROOM**

5' 10" x 5' 8" (1.78m x 1.73m)

The utility area features fitted base units with rolled-edge work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap. There is space and provisions for a gas cooker, inset spotlighting to the ceiling, a double-glazed window to the side elevation, and a multi-panel timber door which provides access to the w.c.



### **DOWNSTAIRS W.C.**

5' 7" x 3' 0" (1.70m x 0.91m)

The downstairs w.c. currently has plumbing for a washing machine and features first fix plumbing for a radiator concealed wall hung toilet and sink unit. inset spotlighting to the ceiling.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which enjoys a great deal of natural light courtesy of a double-glazed window to the side elevation. There are period-style, multi-panel, timber doors providing access to three bedrooms and the house bathroom. The landing also features a ceiling light point and a loft hatch with drop-down ladder which provides access to a useful boarded attic space.

### **BEDROOM ONE**

12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the front elevation, providing the room with a great deal of natural light, and there are deep skirting boards, a central ceiling light point, an anthracite column radiator, and USB plug points.

### **BEDROOM TWO**

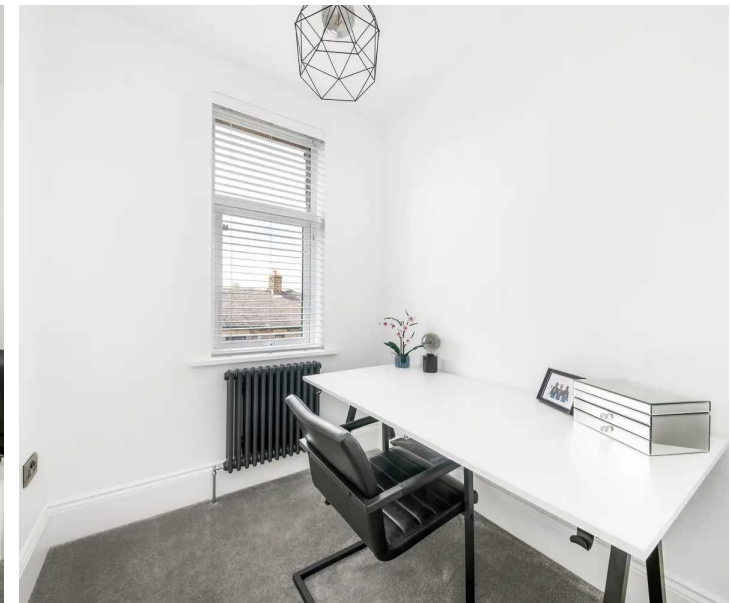
11' 4" x 12' 4" (3.45m x 3.76m)

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There is a double-glazed window to the rear elevation with views across the property's gardens, a central ceiling light point, an anthracite column radiator, deep skirting boards, and USB plug points.

### **BEDROOM THREE**

7' 0" x 6' 5" (2.13m x 1.96m)

Bedroom three is currently used as a study, however it can easily accommodate a single bed with space for freestanding furniture or be utilised as a nursery. There is a ceiling light point, an anthracite column radiator, a double-glazed window to the front elevation, and a USB plug point.





#### **WET ROOM**

6' 3" x 7' 4" (1.91m x 2.24m)

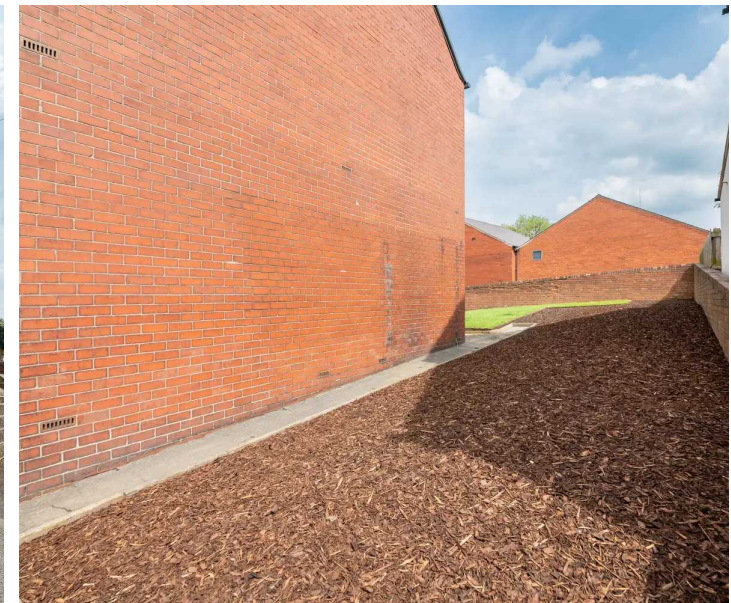
The shower room features a contemporary modern suite which comprises of a thermostatic shower with overhead rainfall, separate handheld attachment and a fixed glazed shower screen, a wall hung w.c. with concealed cistern and flush push-button, a broad wash hand basin with chrome Monobloc mixer tap set upon a vanity unit. There is attractive concrete effect large format tiling to the walls and floor, a vertical anthracite column radiator, inset spotlighting to the ceiling, an extractor fan, and a double-glazed window with obscure glass and tiled surround to the rear elevation.



## EXTERNAL

### GARDENS AND PARKING

Wyngarth is approached via a tandem driveway which leads down the side of the property providing ample off street parking. The front gardens are laid predominately to lawn with easy to maintain borders and attractive part-wall and part-fenced boundaries. The rear garden features patio areas and lawns, with potential to extend (subject to relevant consent).





**Please note:** The dining-kitchen, utility and downstairs WC are intentionally offered as a blank canvas for the prospective buyer with a view to possibly extend the accommodation subject to necessary consents.

#### **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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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