



## 5 Whistle Bell Court

Skelmanthorpe, Huddersfield, HD8 9ZH

A surprisingly spacious three bedroom home built by the Vivly Living team on this very sought after village development with beautiful views a short walk from the local amenities. Constructed from natural stone and finished with a plethora of upgrades including oak doors, quartz work tops, Karndean flooring and Porcelanosa tiling this is a fabulous opportunity to live in this individual family home with the balance of the builders 10 year guarantee. Briefly comprises entrance hallway, cloakroom/WC, lounge, dining kitchen, three first floor bedrooms, master with ensuite and a family bathroom. Large garage, enclosed garden and off road paved parking. NO VENDOR CHAIN.

£380,000

# 5 Whistle Bell Court

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- SPACIOUS THREE DOUBLE BEDROOM NEW BUILD HOME
- LARGE DINING KITCHEN WITH GLAZED DOORS TO THE ENCLOSED GARDEN
- BEDROOMS WITH FITTED WARDROBES AND MASTER WITH ENSUITE
- GARAGE, EV CHARGE POINT AND PAVED OFF ROAD PARKING
- IMMACULATE THROUGHOUT WITH HIGH END FIXTURES AND FITTINGS
- NO VENDOR CHAIN - BALANCE OF BUILDERS 10 YEAR GUARANTEE

## Entrance

## WC/Cloakroom

5'6" x 2'10" (1.68m x 0.86m)

## Lounge

14'6" x 12'10" (4.42m x 3.91m)

## Dining Kitchen

20'8" x 12'0" (6.30m x 3.66m)

## First Floor Landing

## Master Bedroom

13'1" x 10'10" (3.99m x 3.30m)

## Ensuite

7'8" x 3'10" (2.34m x 1.17m)

## Bedroom 2

11'9" x 11'1" (3.58m x 3.38m)

## Bedroom 3

9'6" x 9'2" (2.90m x 2.79m)

## Family Bathroom

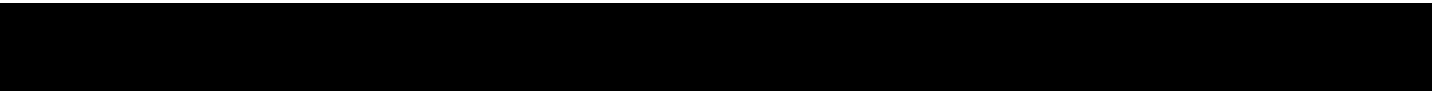
## Garage and off road parking

19'6" x 9'8" (5.94m x 2.95m)

## Enclosed garden



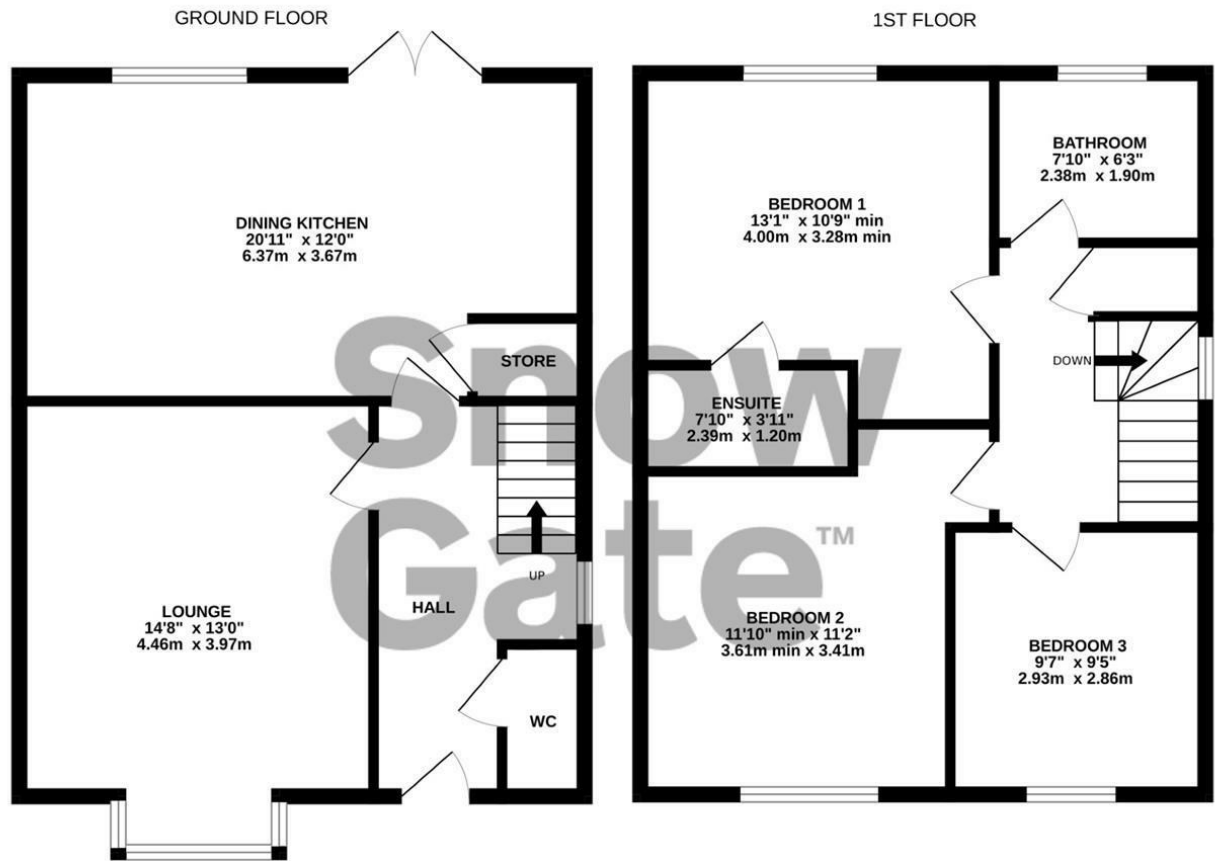
## Directions







Floor Plan

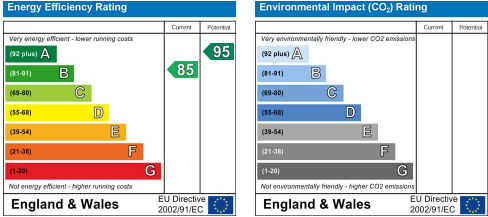


TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

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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