



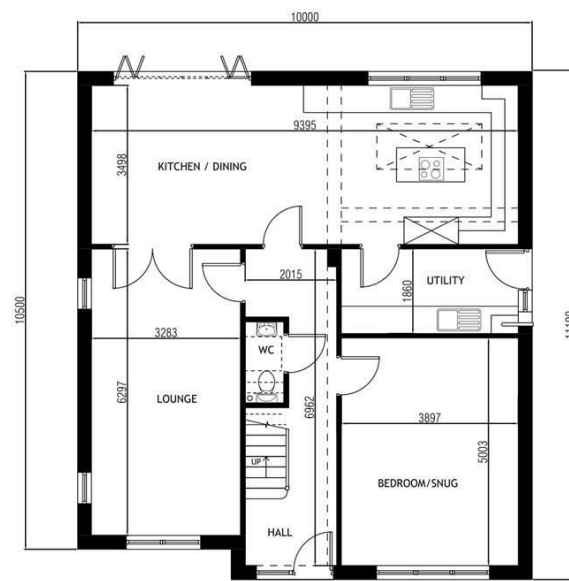
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

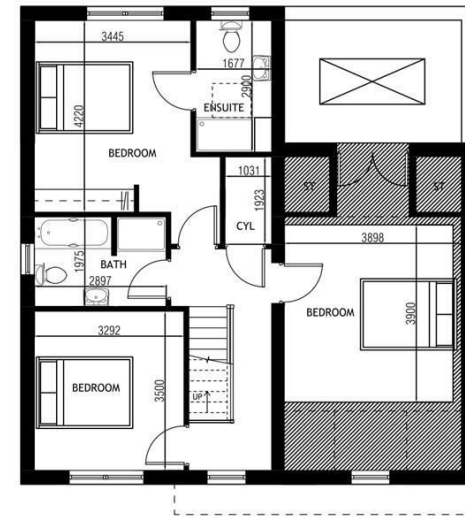
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



GROUND FLOOR PLAN  
GIA - 96.7m<sup>2</sup>



FIRST FLOOR PLAN  
GIA - 80.1m<sup>2</sup>



## Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DS

For Sale Freehold £575,000

A bespoke new build detached four bedroom family house offered by low volume, high quality developers with a proven track record, set in a commanding position in this popular residential area.

Offered on the developers "Self Build Without the Headaches scheme" this is a unique opportunity for a discerning purchaser to have an input into the design and finish throughout the construction of this substantial detached family house. The plans provide for a large two storey house that has a central reception hall with a guest w.c. off. The principal living room has windows to both the front and side and double doors that lead through into a 9.4m living/dining/kitchen that has an atrium style roof as well as windows and bi-folding doors out to the rear. There is a separate utility room in addition as well as a second reception room, which could just as easily be used as a fourth bedroom. Upon the first floor the principal bedroom will be situated to the rear with an en suite shower room/w.c. with two further double bedrooms being served by a family bathroom with provision for a four piece suite. Outside, the property will be approached via a double gated drive that leads up to a detached garage as well as a parking/turning area. Gardens to both the front and rear. The property stands in a commanding position overlooking Commercial Road whilst being accessed from New Lane to the side.

Situated in Skelmanthorpe, the property is well placed for local amenities including shops, schools and recreational facilities. For those looking to travel further afield then Denby Dale and Shepley train stations are only a short drive from the property.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

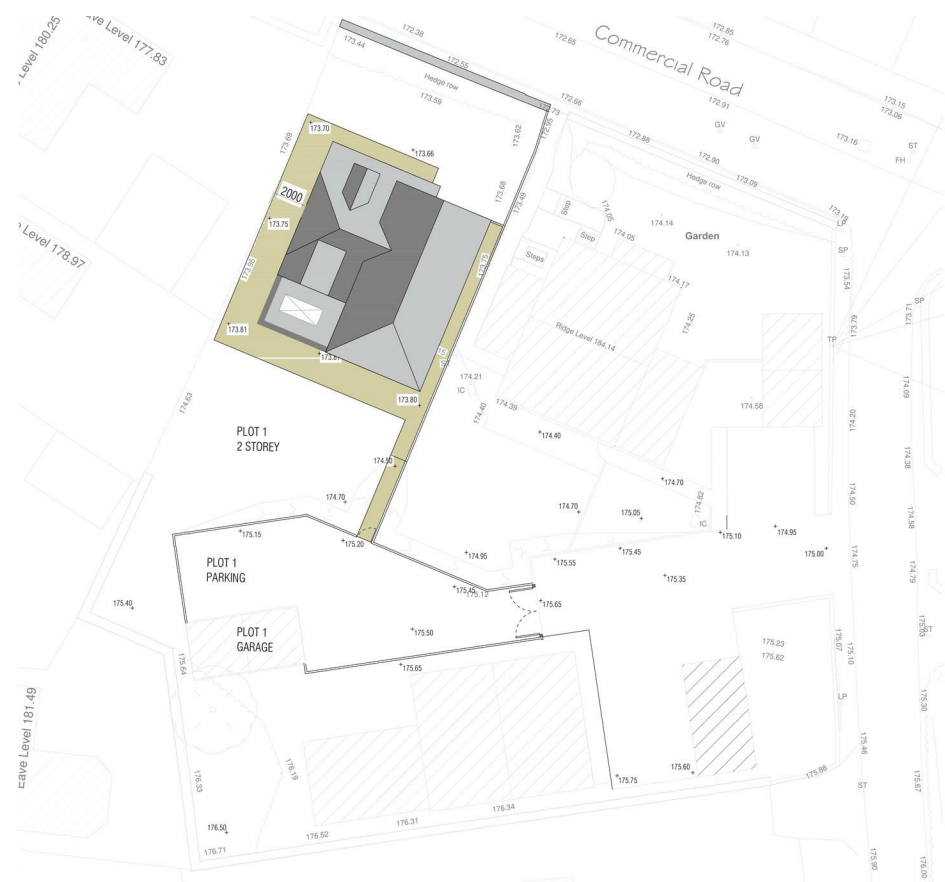
and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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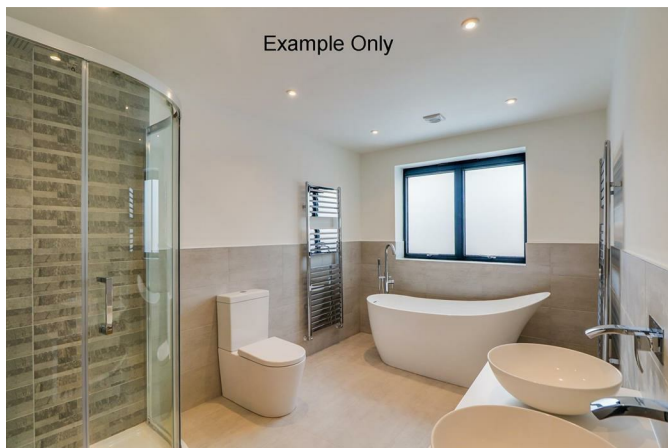
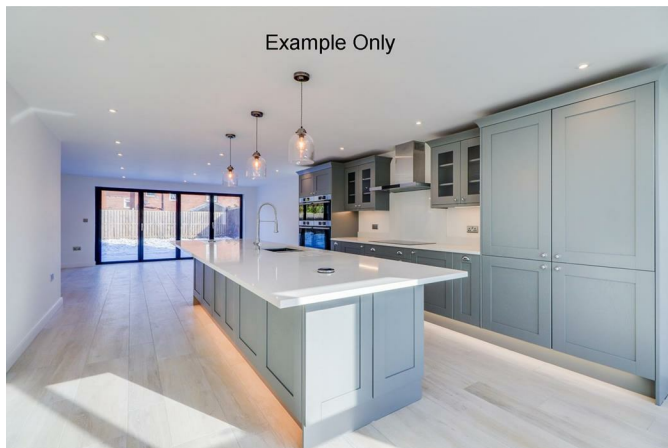


**LEGEND/NOTES**

	Natural stone paving slabs to plot perimeter paths and patio areas
	Tarmacadam to private/shared driveways
	All other areas will be turfed/landscaped.
	Existing Level
	Proposed Level
	Banked Area



**ACCOMMODATION**



**RECEPTION HALL**

21'11" x 6'6" [6.7m x 2.0m]  
Contemporary style front entrance door and glazed side screen, stairs to the first floor and a guest cloakroom off to the side.

**LIVING ROOM**

20'8" x 10'9" [6.3m x 3.3m]  
Windows to the front and side, double doors leading through to the living/dining/kitchen.

**LIVING/DINING/KITCHEN**

30'10" x 11'5" [9.4m x 3.5m]  
To be fitted with a contemporary style range of fitted cupboards with a matching Island unit to the purchaser design. Provision has been made for high specification Bosch integrated appliances and Quartz/Granite worktops as standard with an adjoining dining area and aluminium bi-folding doors out to the garden to the rear.

**UTILITY ROOM**

12'9" x 6'2" [3.9m x 1.9m]  
With an external door and window to the side.

**SITTING ROOM/BEDROOM FOUR**

16'4" x 12'9" [5.0m x 3.9m]  
Window to the front.

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13'9" x 9'10" [4.2m x 3.0m]  
Window to the rear and provision for fitted wardrobes.

**EN SUITE/W.C.**

7'10" x 5'6" [2.39m x 1.7m]  
Window to the rear and provision for a three piece suite comprising wide shower cubicle, vanity wash basin and low suite w.c.

**BEDROOM TWO**

12'9" x 12'9" [3.9m x 3.9m]  
Window to the front and Juliet balcony to the rear.

**BEDROOM THREE**

11'5" x 10'9" [3.5m x 3.3m]  
Further double bedroom with a window to the front.

**FAMILY BATHROOM/W.C.**

9'6" x 6'6" [2.9m x 2.0m]  
Provision for a four piece suite comprising panelled bath, separate shower cubicle, vanity wash basin and low suite w.c. Window to the side.

**OUTSIDE**

The property will be approached via a gated driveway that provides ample off road street parking and turning space and leads to the attached single garage. There will be a landscaped garden to the rear of the house and further garden to the front with a hedged row boundary to the road.

**PLEASE NOTE**

- The example photos are previous work done by the developers and prospective purchasers are encouraged to look at the previous work and testimonials from satisfied buyers by Silverwood and GNS Property Developments Ltd on their own Facebook page.
- The build will commence once a proceedable

buyer has been found and reservation fee paid. The proposed timescale for the build is approximately 6 months from this stage

**AGENTS NOTE**

- Specifications and dimensions have been taken from the architects plans and are subject to change at the developers sole discretion.
- The property will be ready approximately 6 months from paying a reservation fee subject to being in a proceedable position.

**VIEWINGS**

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

**FLOOR PLANS**

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

**EPC/SAP RATING**

To view the full Energy Performance Certificate please call into one of our local offices.

**COUNCIL TAX BAND**

The council tax band for this property is TBC.