



Huddersfield Road, Skelmanthorpe HUDDERSFIELD HD8 9AS

welcome to

Huddersfield Road, Skelmanthorpe HUDDERSFIELD

STONE FACED TRADITIONAL SEMI DETACHED RESIDENCE AFFORDING GENEROUS TWO BEDROOM ACCOMMODATION PRESENTED TO A HIGH STANDARD WITH GARDENS AND GARAGE LOCATED IN THE POPULAR VILLAGE OF SKELMANTHORPE

Summary

Recently updated by the current vendors in a modern contemporary style this immaculately presented semi detached residence is presented in move in condition and briefly comprises: entrance hall, lounge/dining room, breakfast kitchen, cellar, aforementioned two first floor bedrooms and house bathroom. Externally the property is further enhanced by the gardens to both front and rear and there is access to a single garage. With Skelmanthorpes many amenities close at hand the property is well placed for well regarded schooling and also major routes for the commuter.

Accommodation

Entrance Hall

Having a laminate floor covering and staircase ascending to the first floor.

Lounge/ Dining Room

15' x 13' (4.57m x 3.96m)

Attractively presented with ample space for freestanding furniture. The focal point of the room is the log burning stove set to feature recess with timber mantel. There is decorative coving to ceiling, a central heating radiator and the room is double glazed to front aspect.

Breakfast Kitchen

16' 1" x 6' 7" (4.90m x 2.01m)

A stylish recently fitted range of wall and base units with butchers block effect worksurfaces incorporating a sink and drainer unit. The range of appliances include the Bosch five burner stainless steel hob with extractor hood, electric oven, dishwasher, fridge and freezer whilst there is also plumbing for a washing machine. The room has a high quality laminate floor covering, central heating radiator, is double glazed to rear aspect with a door

leading out into the garden.

Cellar

The cellar has power and lighting and houses the central heating boiler.

First Floor Bedroom One

16' max x 11' 6" (4.88m max x 3.51m)

This generous room could easily be divided into a smaller double and box room if required. There is a storage cupboard, a further bulkhead storage cupboard and double glazing to front aspect.

Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m)

A second double room with central heating radiator and double glazed window to rear aspect.

House Bathroom

7' 2" x 6' 10" (2.18m x 2.08m)

Again this room has been updated with a modern white suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower attachment and screen. There are complementary tiled walls, a vinyl floor covering, central heating radiator and double glazed obscure window to rear aspect.

External

To the front of the property is a raised low maintenance garden area with an array of shrubs whilst a shared driveway to the side leads to a detached garage, off street parking and low maintenance gardens ideal for simply relaxing.





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welcome to

Huddersfield Road, Skelmanthorpe HUDDERSFIELD

- Semi Detached House
- Recently Updated Two Bedroom Accommodation
- Garage
- Gardens
- Village Location

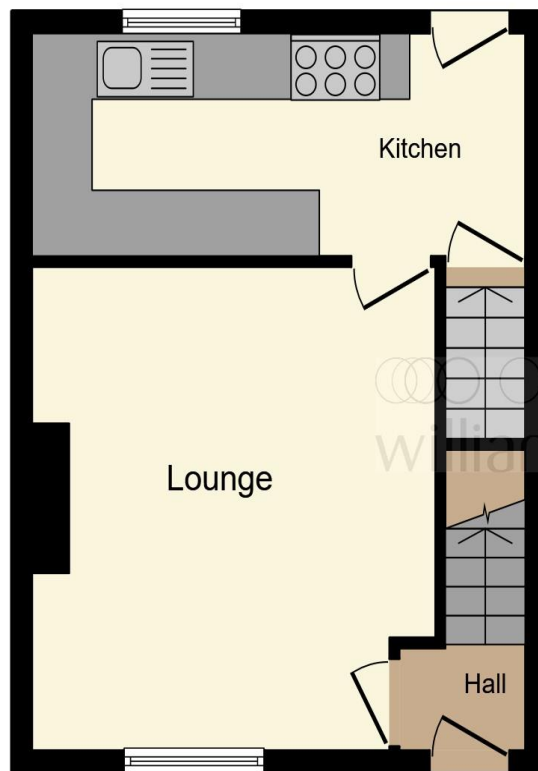
Tenure: Freehold EPC Rating: D

offers in excess of

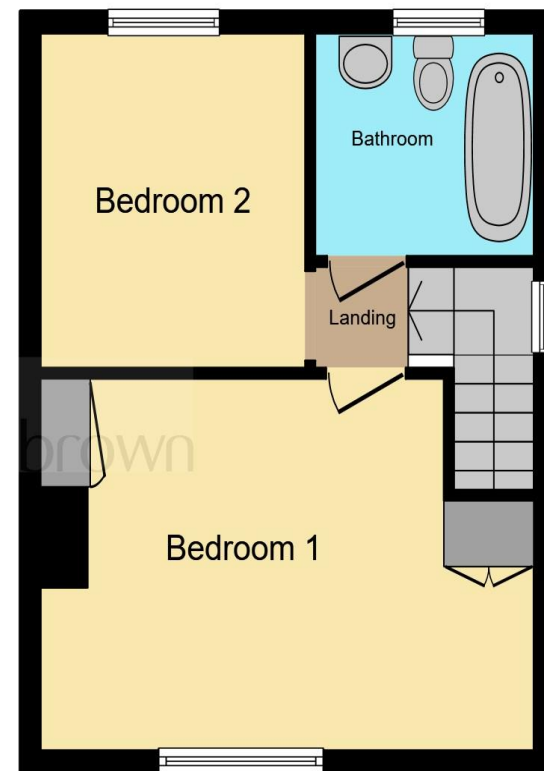
£190,000

directions to this property:

From our office on Victoria Street bear left on to Market Walk and continue forward on to Station Road into the village of New Mill. At the New Mill crossroads turn left on to Penistone Road and continue to the Sovereign public house and proceed straight across the staggered junction on to Barnsley Road towards Denby Dale. At the lights in Upper Cumberworth turn left and follow Cumberworth Lane on to Shelley Woodhouse Lane. Turn right on to Ponker Lane and on to Cumberworth



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HMF107679 - 0008

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