



Spencer Street, Skelmanthorpe Huddersfield HD8 9BE

welcome to

Spencer Street, Skelmanthorpe Huddersfield

MODERN DETACHED RESIDENCE AFFORDING SPACIOUS THREE BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND GARAGE
LOCATED IN THE POPULAR VILLAGE OF SKELMANTHORPE.



The property is located in Skelmanthorpe, a village in West Yorkshire,. It is part of the parish of Denby Dale in the Kirklees borough. The village has a good range of amenities and a bus service operates locally. The village has excellent road network links to surrounding towns and villages.

Summary

Accommodation

Entrance Hall

Cloaks/ W.C

Living Room

18' 5" x 12' 9" (5.61m x 3.89m)

Dining Kitchen

18' 4" x 12' 9" (5.59m x 3.89m)

Bedroom Two

10' 3" x 8' 8" (3.12m x 2.64m)

House Bathroom

Upper Floor

Bedroom One

12' 9" max x 9' 9" (3.89m max x 2.97m)

En Suite

Bedroom Three/ Home Office

11' 1" to robe x 6' 8" (3.38m to robe x 2.03m)

External



view this property online williamhbrown.co.uk/Property/HMF107712



welcome to

Spencer Street, Skelmanthorpe Huddersfield

- Detached House
- Three Bedroom Accommodation
- Generous Living Areas
- Attractive Gardens
- Integral Garage

Tenure: Freehold EPC Rating: D

guide price

£370,000



directions to this property:

Leave Holmfirth via Station Rd into New Mill, bear left into Penistone Road, follow this road to the Sovereign Inn pub. Go straight across into Barnsley Rd, on entering Upper Cumberworth, turn left on Cumberworth Lane, past the Foresters Arms and turn right into Ponker Lane.

Proceed on this road and into Skelmanthorpe centre turning right at the 'T' junction into Commercial Road and immediately left into Station Rd. Turn right onto Spencer Street and the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HMF107712



Property Ref:
HMF107712 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockcliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk