



Commercial Road, Skelmanthorpe Huddersfield HD8 9DS

welcome to

Commercial Road, Skelmanthorpe Huddersfield

BEAUTIFULLY PRESENTED SEMI DETACHED COTTAGE AFFORDING TWO BEDROOM ACCOMMODATION WITH OFF STREET PARKING CLOSE TO THE VILLAGE CENTRE AND IDEAL FOR THE FTB/INVESTOR MARKET

Summary

Located perfectly for ease of access to many of Skelmanthorpes amenities the property is presented in move in condition having been significantly updated by the current vendor. Briefly comprising entrance hall, lounge/dining room, fitted kitchen, two first floor bedrooms and shower room the property boasts a wealth of character features and is further enhanced externally by off street parking and compact seating areas. Along with local amenities bars, restaurants, shops etc being nearby the property is ideally located for major road networks for the commuter.

Lounge/Dining Room

15' 4" x 11' 8" max (4.67m x 3.56m max)

A neutrally decorated room with the focal point being the log burner set to recess fireplace. Character is provided by the beams to ceiling and there is a central heating radiator, understairs storage housing the central heating boiler and the room is double glazed to front aspect

Kitchen

9' 3" x 6' 1" (2.82m x 1.85m)

Recently fitted with a stylish range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood, electric oven and integrated fridge freezer and washing machine. The room has an angled ceiling with velux roof windows, inset ceiling lighting, is double glazed to rear aspect with an external door leading to the rear.

First Floor

Bedroom One

10' x 9' 7" max (3.05m x 2.92m max)

A double room with hanging facility in the recess.

There is a central heating radiator and double glazed window to front aspect.

Bedroom Two

10' 3" max x 5' 6" (3.12m max x 1.68m)

An ideal guest room or home office having beam to ceiling and central heating radiator along double glazed window.

Shower Room

5' 9" x 5' 5" (1.75m x 1.65m)

Another addition from the current vendor fitted in a contemporary style with a white low level w/c and pedestal hand washbasin with double step in shower having rainfall attachment. There are complementary tiled surrounds, a chrome effect heated rail ladder and double glazed obscure window.

External

To the front and rear are compact seating areas ideal for relaxing whilst the off street parking is to the side of the property.





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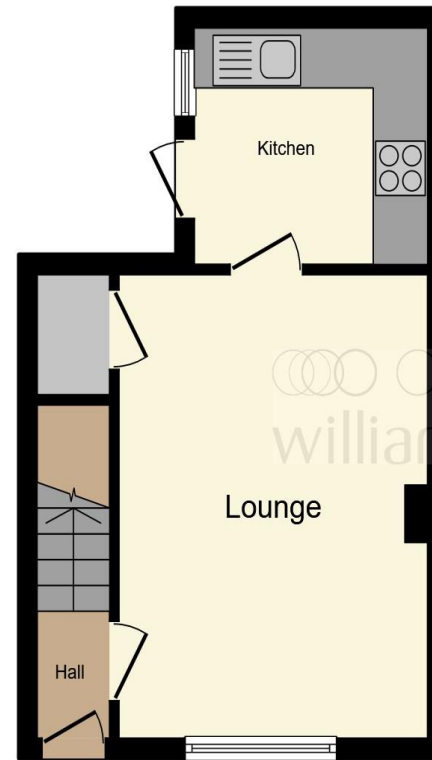
- Semi Detached Cottage
- Two Bedroom Accommodation
- Updated By Current Vendor
- Off Street Parking
- Central Village Location

Tenure: Freehold EPC Rating: E

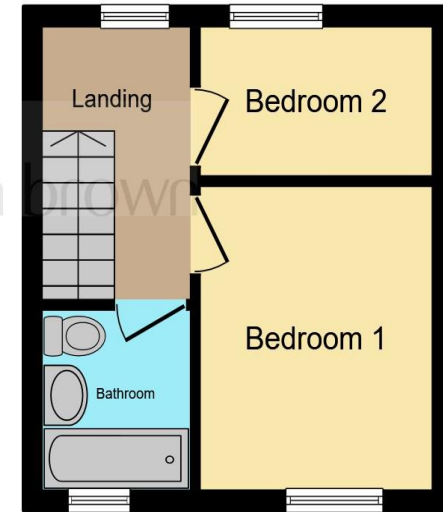
£140,000

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. In Upper Cumberworth turn left and follow Cumberworth Lane on to Shelley Woodhouse Lane. Turn right on to Ponker Lane and on to Cumberworth Road. Turn



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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