



**Gardeners Walk, Skelmanthorpe Huddersfield HD8 9GP**

**welcome to**

## **Gardeners Walk, Skelmanthorpe Huddersfield**

MODERN END TERRACED PROPERTY tucked away from the main thoroughfare and affording TWO bedrooms, OFF STREET PARKING and a FRONT GARDEN located in the sought after village of Skelmanthorpe.

### **Summary**

Set in a tucked away cul de sac position is this well-appointed two bedroom end terraced house, suitable for first time buyers or investors. The property is perfectly placed for access to amenities, local bus routes and commuting links along with sought after local schools. Briefly comprising: lounge dining room, kitchen and W/C. To first floor two double bedrooms and family bathroom. Externally the property is further enhanced by a front garden. The property offers allocated parking for one car and visitor parking to the rear of the property. Viewing is highly recommended.

### **Accommodation**

#### **Entrance Hallway**

Enter the property to the entrance hallway, ideal for shoe and coat storage. Entrance hallway leads to:

#### **Lounge/Dining Room**

15' 9" x 13' max ( 4.80m x 3.96m max )

Spacious, carpeted reception room offers plenty of natural light from the double glazed window to front aspect. Access to open plan kitchen and staircase leading to first floor.

#### **Kitchen**

9' x 5' 8" ( 2.74m x 1.73m )

Leading through from the living room is the open kitchen. There is a range of wood effect shaker style wall and base units. Offering a range of integrated appliances, including dishwasher, washing machine, fridge/freezer and oven with four ring gas hob with extractor hood over. Complementary tiled surrounds and floor covering.

#### **Downstairs W/C**

Downstairs W/C access from entrance hallway has white suite toilet and sink unit.

### **First Floor**

Curved staircase leads to:

#### **Principle Bedroom**

10' 5" to robe x 10' ( 3.17m to robe x 3.05m )

Carpeted double bedroom with fitted wardrobe, central heating radiator and double glazed window to front aspect.

#### **Bedroom Two**

10' 2" plus recess x 6' 9" ( 3.10m plus recess x 2.06m )

Carpeted double bedroom with double glazed window to front aspect, central heating radiator, ideal guest room or home office.

#### **Bathroom**

6' 3" x 5' 5" ( 1.91m x 1.65m )

Modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead unit and screen. There are tiled surrounds and a vinyl floor covering.

#### **External**

There is a low maintenance garden to the front of the property, that has a decking area and grassed area, plants and shrubs. Designated parking space to rear of property.

#### **Legal Fees\***

£1000 contribution towards legal fees from this seller when using an approved recommended solicitor.





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## **Gardeners Walk, Skelmanthorpe Huddersfield**

- End Terraced House
- Two Bedrooms
- Off Street Parking
- Tucked Away In A Cul De Sac Position
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

# £145,000

### **directions to this property:**

Leave Holmfirth via Victoria Street and bear left on to Station Road towards New Mill. At the New Mill crossroads take the left hand fork in the direction of Barnsley. Upon reaching the staggered junction at the end of Holmfirth Road proceed across towards Barnsley. Turn left on to Lower Cumberworth Lane at the Lower Cumberworth post office. Follow this road for approximately one mile. Turn right on to Ponker Lane and continue for approximately one mile. Gardeners Walk is

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Property Ref:  
HMF108408 - 0004

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