



Cliffe Hill View, Skelmanthorpe Huddersfield HD8 9ZD

welcome to

Cliffe Hill View, Skelmanthorpe Huddersfield

MODERN DETACHED RESIDENCE PRESENTED TO A HIGH SPECIFICATION AND AFFORDING STYLISH THREE BEDROOM ACCOMMODATION ON THIS NEW DEVELOPMENT LOCATED ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF SKELMANTHORPE

Summary

Anyone wishing for turn key accommodation should inspect this modern detached residence immediately to fully appreciate the high specification the current vendors have afforded to the property. Boasting three bedroom accommodation briefly comprising: entrance hall, cloaks/w.c, living room, dining kitchen, utility room, aforementioned first floor bedrooms, principle bedroom affording en suite facilities and house bathroom. Externally well manicured gardens enhance the property along with the garage. Located on the fringes of the popular village of Skelmanthorpe means good local amenities, well regarded schooling, rolling countryside and ease of access to major road networks.

Accommodation Entrance Hall

An impressive entrance with useful understairs storage cupboard, radiator, double glazed window to side aspect and staircase ascending to the first floor.

Living Room

12' 10" x 12' (3.91m x 3.66m)

Located to the front of the property this carpeted room is tastefully decorated and has a central heating radiator and double glazed window.

Dining Kitchen

18' x 9' 3" (5.49m x 2.82m)

With ample space for freestanding dining furniture the room has fitted wall and base units with Quartz worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the electric oven with extractor hood, integral dishwasher whilst there is space for a fridge freezer. The room has a wood effect floor covering,

radiator and is double glazed to rear aspect with French style doors leading outside.

Utility

6' x 5' 5" (1.83m x 1.65m)

Further base units with complementary worksurfaces and plumbing for a washing machine. There is a cloaks cupboard, a continuation of the wood effect floor covering, radiator and the room houses the central heating boiler.

First Floor

Bedroom One

12' 10" x 10' 6" (3.91m x 3.20m)

The principle bedroom once more is pristinely presented with fitted wardrobes, central heating radiator and double glazed window to front aspect.

En Suite

Modern white low flush w/c and hand washbasin plus tiled shower cubicle with rainfall unit and attachment. There are tiled surrounds, a vinyl floor covering, chrome effect heated rail ladder and an extractor

Bedroom Two

9' 7" x 9' 7" (2.92m x 2.92m)

The second double room has a central heating radiator and is double glazed to rear aspect.

Bedroom Three

9' 6" x 8' 2" (2.90m x 2.49m)

This room could also accommodate a double bed and has a central heating radiator and is double glazed to rear aspect.

House Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

Stylishly presented room with white suite





comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled surrounds, a vinyl floor covering, chrome effect heated rail ladder and a double glazed obscure window.

External

The front garden is laid to lawn with an array of border plants and shrubs. The timber enclosed rear garden again is predominantly lawned with a paved patio area. There is a summerhouse ideal when entertaining and to the rear of the property is access to a garage with tarmac driveway and power and lighting.

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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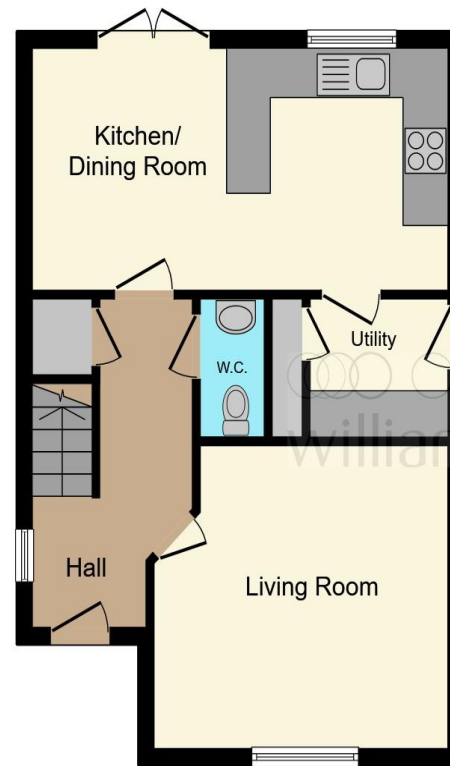
- Modern Detached Residence
- Three Bedroom Accommodation-Principle Bedroom En Suite
- Attractive Gardens
- Garage
- Immaculate Presentation

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

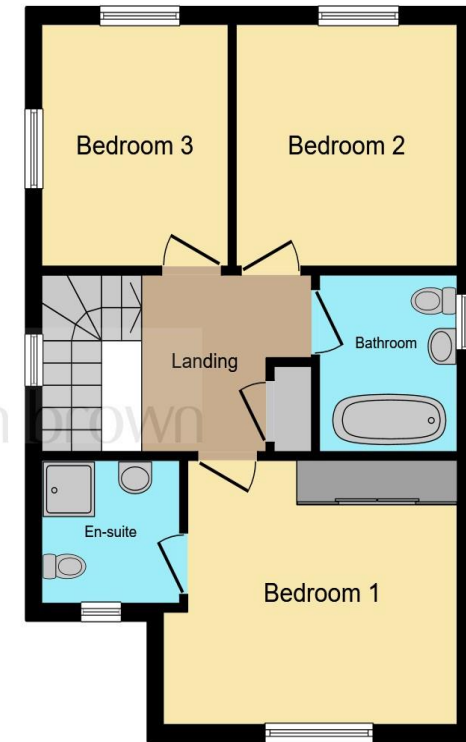
£350 000

directions to this property:

Leave Holmfirth via Station Rd and proceed towards 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 left into Jacquard Rd and right onto Cliff Hill View



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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Property Ref:
HMF108382 - 0005

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