



Smithy Lane, Skelmanthorpe HUDDERSFIELD HD8 9DF

welcome to

Smithy Lane, Skelmanthorpe HUDDERSFIELD

UPDATED SEMI DETACHED RESIDENCE AFFORDING THREE BEDROOM ACCOMMODATION LOCATED IN THE POPULAR VILLAGE OF SKELMANTHORPE EXTERNALLY BOASTING GARDENS TO FRONT AND REAR, DRIVEWAY AND GARAGE.

Summary

Located just away from the centre of the village of Skelmanthorpe, yet ideally placed for the wealth of shops and amenities is this impressive semi detached residence bearing all the hallmarks of a young family home or professional couples residence. Updated by the current vendor the well presented accommodation briefly comprises: entrance hall, living room, fabulous dining kitchen, three first floor bedrooms and house bathroom. Externally the property is enhanced by gardens to front and rear along with driveway and garage. The property is ideally located for well regarded schooling and access to surrounding towns and cities and an internal inspection would be highly recommended.

Accommodation

Entrance Hall

Having a period style vinyl floor covering and staircase ascending to the first floor.

Living Room

14' 2" x 11' 8" (4.32m x 3.56m)

A bright and airy room located to the front of the property with the focal point being the log effect gas stove set to feature recess with timber mantel and concealed lighting. There is decorative coving to ceiling, a central heating radiator and double glazed box bay style window with shutters to front aspect.

Dining Kitchen

16' 2" x 10' 6" (4.93m x 3.20m)

A generously proportioned room with ample space for freestanding dining furniture. The updated kitchen has a modern range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. The range of

appliances include the gas hob with extractor hood, electric oven, integral dishwasher, fridge and washing machine. The room has tiled surrounds, a laminate floor covering, inset ceiling lighting, central heating radiator, additional recess storage cupboards, one housing the central heating boiler, understairs storage and is double glazed to rear aspect. A door also leads to the driveway at the side of the property.

First Floor Bedroom One

12' 6" x 10' 1" (3.81m x 3.07m)

The principle double bedroom has a central heating radiator and is double glazed to front aspect.

Bedroom Two

10' 10" max x 10' 7" (3.30m max x 3.23m)

A second double bedroom with radiator, double glazed to rear aspect.

Bedroom Three

8' 10" max x 7' 2" max (2.69m max x 2.18m max)

The third bedroom or home office has a bulkhead storage cupboard, radiator and is double glazed to front aspect.

House Bathroom

Fitted in a contemporary style with white low flush w/c, vanity style hand washbasin and 'p' shape shower bath with overhead unit and screen. There are complementary tiled walls and floor covering, a radiator and double glazed obscure window to rear aspect.

External

There is a raised garden area to the front of the property and a driveway to the side leads to the garage that has power and lighting and an up and



over door. The enclosed rear gardens are laid to lawn with a decked seating area and patio.



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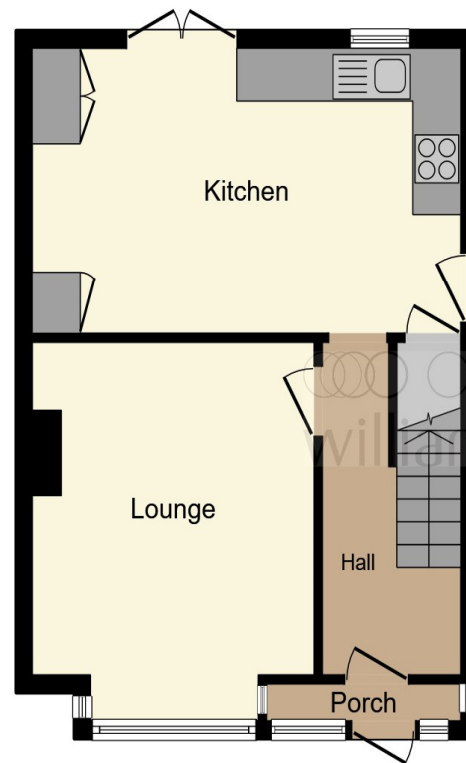
- Semi Detached House
- Three Bedroom Accommodation
- Driveway/Garage
- Gardens To Front And Rear
- Village Location

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

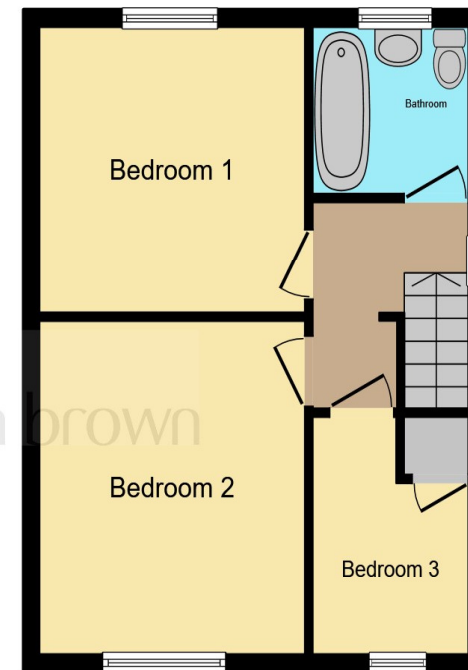
£280,000

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 proceed on to Cumberworth Road.



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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HMF107146 - 0004

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