



Elm Street, Skelmanthorpe Huddersfield HD8 9BH

welcome to

Elm Street, Skelmanthorpe Huddersfield

CENTRALLY LOCATED CLOSE TO A WEALTH OF VILLAGE AMENITIES IS THIS THREE BEDROOM DETACHED BUNGALOW PRESENTED IN MOVE IN CONDITION AND AVAILABLE WITH NO VENDOR CHAIN.

Summary

Available with no vendor chain and presented in move in condition is this attractively presented detached bungalow. Boasting three bedroom accommodation the property briefly comprises: entrance hall, living room, dining room, breakfast kitchen, aforementioned three bedrooms, bathroom and separate w/c. Externally the property is enhanced by low maintenance gardens along with driveway and garage access whilst the central location, yet set away from the main thoroughfare provides ease of access to Skelmanthorpe's many amenities.

Accommodation

Entrance Hall

Located to the side of the property there is a useful cloaks cupboard housing the central heating boiler and there is also a central heating radiator. Doors lead to the following rooms:

Living Room

13' 3" x 13' 1" (4.04m x 3.99m)

This carpeted room has as its focal point a wall mounted living flame electric fire. There is ample space for freestanding furniture and the room has a central heating radiator and double glazed leaded style windows to three aspects offering a vast amount of natural light.

Dining Room

14' 10" x 9' (4.52m x 2.74m)

Perfect for family get together's or more formal dining the room has a central heating radiator and double glazed window to rear aspect.

Breakfast Kitchen

12' 2" x 8' 9" (3.71m x 2.67m)

Fitted with a stylish range of wall and base units

with roll edge worksurfaces incorporating a stainless steel sink and drainer unit with mixer tap. Appliances include the electric hob and oven whilst there is plumbing for a washing machine and space for the fridge freezer. The room is complemented by the tiled surrounds and has a radiator and door to front aspect among with a double glazed window.

Bedroom One

14' 10" x 10' (4.52m x 3.05m)

This sizeable principle bedroom is again carpeted and has a central heating radiator and double glazed window to side aspect.

Bedroom Two

10' 3" x 7' 3" (3.12m x 2.21m)

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

Bedroom Three

10' x 7' 3" (3.05m x 2.21m)

Another room that could accommodate a double bed and having a central heating radiator and being double glazed to front aspect.

Bathroom

Modern white suite comprising of pedestal hand washbasin, panelled bath and shower cubicle. The room has tiled walls, a chrome effect heated rail ladder, vinyl floor covering and a double glazed obscure window.

External

Externally there is a driveway and garage access. The raised front garden reveals a raised flagged patio area, ideal for those wishing for sun most of the day of the day, and is ideal for relaxation. To the side of the property, there is ample space for a garden shed/greenhouse and this leads to the rear garden



area.



check out more properties at williamhbrown.co.uk



welcome to

Elm Street, Skelmanthorpe Huddersfield

- Detached Bungalow
- Three Bedroom Accommodation
- Garage/Driveway
- Potential To Extend Upwards With Necessary Consents
- No Vendor Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£325,000

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 left onto Elm Street where the property can be found on the right hand side.



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

check out more properties at williamhbrown.co.uk



Property Ref:
HMF108359 - 0003

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 Hockliffe 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