



**Elm Street, Skelmanthorpe Huddersfield HD8 9BH**



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## **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.



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## **Elm Street, Skelmanthorpe Huddersfield**

- Detached Bungalow
- Three Bedrooms
- Garage/Driveway
- Potential To Extend Upwards
- 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](http://www.focalagent.com)

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Property Ref:  
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**william h brown**



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**