



Station Road, Skelmanthorpe Huddersfield HD8 9AU

welcome to

Station Road, Skelmanthorpe Huddersfield

LOCATED IN THE VILLAGE OF SKELMANTHORPE AND BOASTING THREE BEDROOM ACCOMMODATION IS THIS WELL PRESENTED END TERRACED RESIDENCE WITH OFF STREET PARKING AND LOW MAINTENANCE GARDEN TO REAR.

Summary

Perfect for the professional couple or young family this well presented end terraced residence is presented in move in condition and affords generous three bedroom accommodation briefly comprising: entrance hall, living room, breakfast kitchen, shower room, aforementioned first floor bedrooms, house bathroom and attic room. Externally there is off street parking to the front of the property and low maintenance gardens to the rear. Ideally located for Skelmanthorpes many amenities and well regarded schooling there is also ease of access to major commuting routes.

Accommodation

Entrance Hall

Upon entry there is a tiled floor covering, radiator and staircase ascending to the first floor whilst a door leads to:

Living Room

18' 2" x 14' 6" max (5.54m x 4.42m max)

This generously proportioned room has ample space for freestanding furniture with focal point being the wood burning stove set to inglenook style fireplace. There is a high quality engineered oak floor covering, a central heating radiator and the room is double glazed to front aspect. A door leads to a useful cellar.

Breakfast Kitchen

11' 10" x 10' 7" (3.61m x 3.23m)

Fitted with a stylish range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood, electric oven, slimline dishwasher and microwave whilst the room has a continuation of the floor covering, tiled surrounds, inset ceiling lighting, radiator and is

double glazed to two aspects.

Shower Room

10' 8" x 5' 2" (3.25m x 1.57m)

Boasting a modern white suite with low flush w/c and hand washbasin with double shower cubicle. There are tiled splashbacks and floor covering, a chrome effect heated rail ladder, plumbing for a washing machine and double glazing again to two aspects with a good deal of natural light.

First Floor

Bedroom One

9' 10" x 9' 9" (3.00m x 2.97m)

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

Bedroom Two

9' 4" x 8' 8" (2.84m x 2.64m)

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

Bedroom Three

8' 5" x 7' 9" (2.57m x 2.36m)

Ideal as a study room or nursery and having a central heating radiator and double glazed window to front aspect.

A staircase leads to the attic room.

House Bathroom

Modern white suite comprising of low flush w/c, vanity style hand washbasin and panelled bath with overhead rainfall shower unit, attachment and screen. There are tiled surrounds and floor covering, a chrome effect heated rail ladder, a cupboard houses the central heating boiler whilst the room has a double glazed obscure window for natural light and ventilation.



Attic Room

18' 3" x 13' 6" (5.56m x 4.11m)

A room that could be utilised as an occasional bedroom and having a vaulted ceiling with beams and velux window.



External

To the front of the property is off street parking for 2/3 vehicles whilst the enclosed rear gardens are low maintenance with access to underbuilding storage and gated access to the side.



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welcome to

Station Road, Skelmanthorpe Huddersfield

- End Terraced House
- Three Bedrooms Plus Attic Room
- Off Street Parking
- No Vendor Chain
- Village Location

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

£230,000

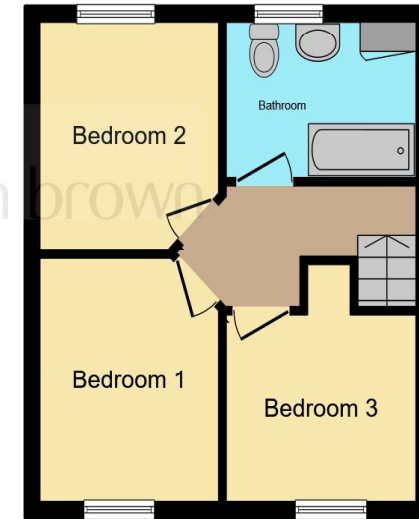
directions to this property:

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 immediately left into Station Rd where the property can be found on the left



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:
HMF108176 - 0004

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