



cornerstone
ESTATE AGENTS

Baildon Way
Skelmanthorpe, Huddersfield



Baildon Way Skelmanthorpe, HUDDERSFIELD

£595 PCM / BOND £685

An attractive mews style 2 bedroom property standing proudly on a immaculate cul de sac of similar properties.

The open plan aspect of the lounge/dining room gives a modern feel to this family home and a contemporary kitchen adds to the modern overall look. Located within walking distance of the excellent village amenities and transport links yet having the feeling of semi rural living as the property sits on the edge of open countryside and windows to the rear of the property provide the most stunning unspoilt views.

A fully enclosed rear garden laid to lawn and driveway parking for 2 cars.

Entrance Vestibule

6' 1" x 3' 4" (1.85m x 1.02m) approx.

Through a upvc double glazed door with attractive leaded glass into an entrance vestibule having door to useful downstairs cloaks.

Kitchen

7' 9" x 6' 7" (2.36m x 2.01m) approx.

A well fitted kitchen that is contemporary in design with modern chrome and stainless fittings and a stainless steel electric cooker and 4 ring gas burner hob with matching extractor hood, modern tiled splash back and rear facing window providing fabulous unspoilt countryside views

Lounge/Dining Room

25' 6" x 11' 7" (reducing to 7' 3") (7.77m x 3.53m) approx.

An attractive and inviting open plan lounge diner having a modern feel and decorated with a neutral colour scheme with contrasting neutral carpet that is carried through the rest of the rooms. An area to the rear of the lounge comfortably fits a large family dining table and courtesy of the double French doors has a pleasant outlook out to the enclosed rear garden. Door from lounge opens into a deep storage area.



W.C.

A downstairs W.C having low level W.C and wash hand basin decorated with neutral theme and front facing obscure window providing natural light.

Master Bedroom

11' 5" x 11' (3.48m x 3.35m) approx.

A generous double bedroom with deep inbuilt wardrobe, again the neutral scheme is carried through to this room and a walk in bay window provides ample natural light and overlooks the quiet cul de sac.

Bedroom 2

14' 5" x 9' 5" (4.39m x 2.87m) approx.

Another double room with a bright and airy feel courtesy of the large rear facing window which again provides superb rolling countryside views toward Emley Moor.

Bathroom

6' 9" x 4' 8" (2.06m x 1.42m) approx.

A modern white 3 piece bathroom suite enhanced with white tiles with glass inserts. A chrome mains shower over the bath and contemporary chrome fixtures and fittings and large ladder effect radiator add to the overall look.

Front Garden

From an immaculate block paved cul de sac the property has a planted area and a double driveway parking area for 2 vehicles.


Rear Garden


Rear garden which is fully enclosed and predominantly laid to lawn having a planted area to the rear.

AGENT NOTES

Pets are not permitted at the property without the prior written consent from the landlord.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	83
England & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	81	82
England & Wales		EU Directive 2002/91/EC 

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