



Smithy Lane, Skelmanthorpe, Huddersfield HD8 9DF



welcome to

Smithy Lane, Skelmanthorpe, Huddersfield

Ideal for families. Located in Skelmanthorpe village with garden overlooking park. Three spacious double bedrooms and modern kitchen alongside lounge with log burner. Driveway parking leading to garage with electric door.



Lounge

11' x 12' 2" (3.35m x 3.71m)

Spacious reception room warmed by a log burner with carpeted flooring and a double glazed bay window to the front.

Kitchen

17' 3" x 10' 7" (5.26m x 3.23m)

Superb sized modern kitchen fitted with a range of base and wall units with tiled splashbacks and contemporary work surfaces. Integrated electric oven and hob with extractor over plus an integrated dishwasher. Space for washing machine. With laminate flooring, double glazed window to the rear and door to the rear.

First Floor

Bedroom One

11' 9" x 12' 3" (3.58m x 3.73m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)

Second spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear with views.

Bedroom Three

13' 2" x 15' (4.01m x 4.57m)

Third superbly spacious double bedroom with exposed beams, carpeted flooring, warmed by a central heating radiator. Velux windows.

Bathroom

6' 1" x 6' 5" (1.85m x 1.96m)

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. Heated towel warmer/radiator, laminate floor and part tiled walls. Double glazed window to the side.

External

Driveway parking leading up to a garage with electric door. With front and rear gardens, the rear overlooking a playground area.



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welcome to

Smithy Lane, Skelmanthorpe, Huddersfield

- Ideal Family Home
- Modern Grey Gloss Kitchen
- Driveway Leading To Garage
- Log Burner In Lounge
- Three Double Bedrooms

Tenure: Freehold EPC Rating: D

offers over

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116637 - 0003

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