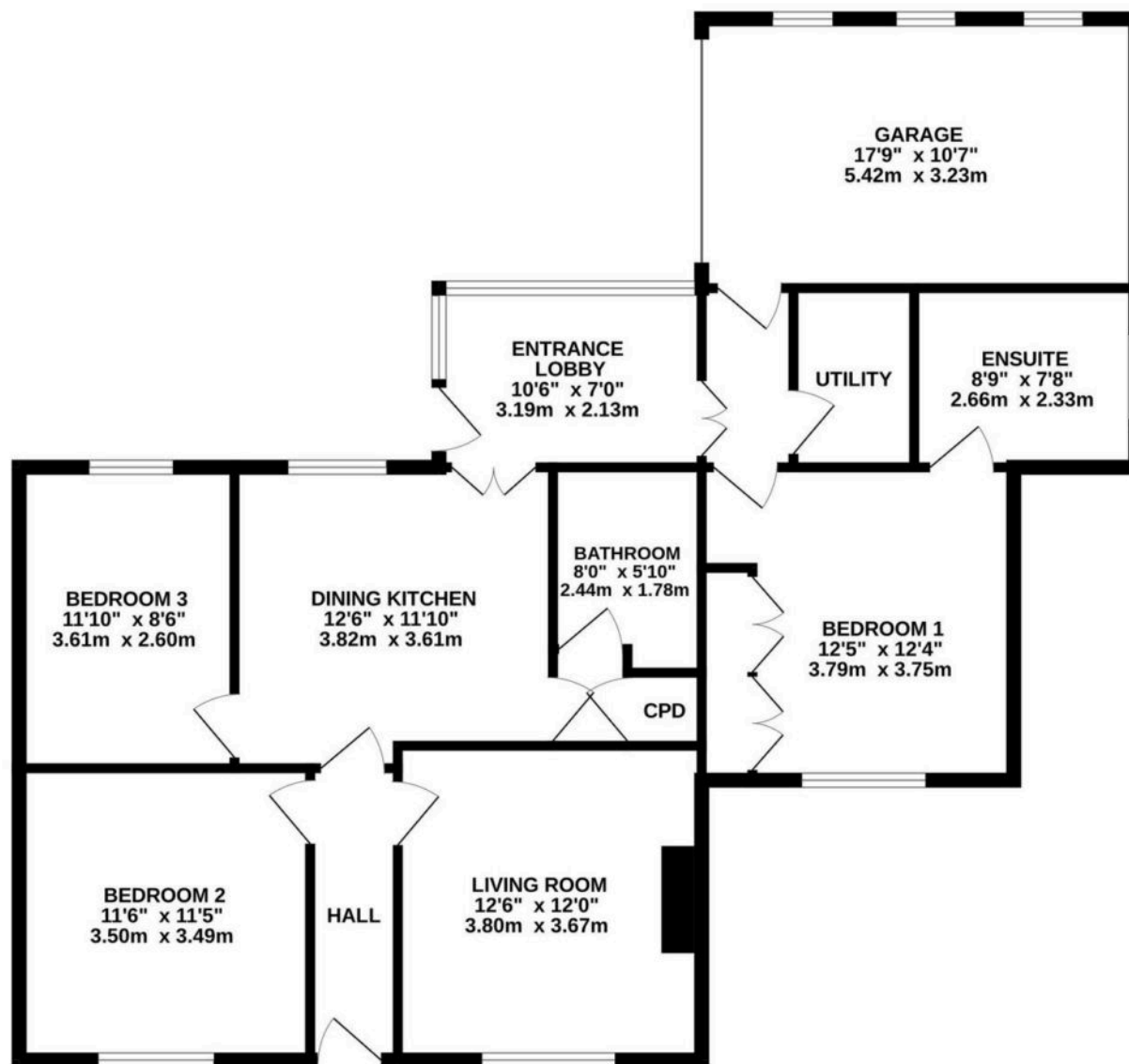




**Huddersfield Road, Skelmanthorpe**  
Huddersfield, HD8 9AR

Offers in Region of **£325,000**



HUDDERSFIELD ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024





## 77 Huddersfield Road

Skelmanthorpe, Huddersfield, HD8 9AR

A DETACHED, TRUE BUNGALOW SITUATED IN THE SOUGHT-AFTER VILLAGE OF SKELMANTHORPE, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION INCLUDING PRIMARY BEDROOM WITH EN-SUITE SHOWER ROOM, GARDEN ROOM, AND OPEN-PLAN DINING KITCHEN.

OFFERED WITH **NO ONWARD CHAIN**, THE PROPERTY IS LOCATED A SHORT DISTANCE FROM VILLAGE AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The accommodation briefly comprises entrance hall, lounge, open-plan dining kitchen, utility room, garden room, three bedrooms; one with en-suite, house bathroom, and integral garage. Externally, the property is accessed via a shared driveway to the front, which proceeds down the side and leading to the garage. The front garden comprises an artificial lawn area with brick and stone wall boundaries. To the rear is a flagged patio area which could alternatively be used as further off-street parking.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.





### ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance hall features a ceiling light point, a radiator, and multi-panel timber doors providing access to the lounge, bedroom two, and the open-plan dining kitchen room.

### LOUNGE

12' 6" x 12' 0" (3.81m x 3.66m)

The lounge is a light and airy reception room which features a double-glazed bayed window to the front elevation, a central ceiling light point, a radiator, and a decorative picture rail. The focal point of the room is the gas fireplace with decorative inset and hearth and timber mantle surround.

### OPEN-PLAN DINING KITCHEN

12' 6" x 11' 10" (3.81m x 3.61m)

The open-plan dining kitchen room features fitted wall and base units with shaker-style cupboard fronts and work surfaces over, which incorporate a one-and-a-half-bowl composite sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances, including a double oven and a four-ring gas hob with integrated cooker hood over. There is plumbing and provision for an automatic washing machine or tumble dryer, and an integrated under-counter fridge unit. The kitchen features tiling to the splash areas, inset spotlighting to the ceiling, under-unit lighting, a radiator, and doors providing access to the rear entrance lobby, an inner vestibule and bedroom three.

### INNER HALLWAY

The inner hallway features doors which provide access to the utility room, bedroom one and the integral garage. There is integral coving to the ceiling, a ceiling light point, and a radiator.







### **REAR ENTRANCE LOBBY / GARDEN ROOM**

10' 6" x 7' 0" (3.20m x 2.13m)

The rear entrance lobby / garden room is a multi-purpose space which features banks of double-glazed windows to the rear and side elevations, providing a great deal of the natural light. There is a radiator, a ceiling light point, a double-glazed external door with stained glass and leaded detailing inserts to the side elevation, and arched twin doors providing access to the inner hallway. The garden room could be utilised as a home office or recreational space.

### **BEDROOM ONE**

12' 5" x 12' 4" (3.78m x 3.76m)

Bedroom one is a generously proportioned double bedroom which benefits from an array of fitted furniture, including fitted wardrobes with overhead cabinets, display shelving, bedside drawers, a dressing table with overhead cabinet and adjoining wardrobes, and a tallboy drawer unit with display shelving. There are hanging rails and shelving in situ, pelmet lighting under the overhead cabinets and dressing table, decorative coving to the ceiling, a ceiling light point, a radiator, and a double-glazed bayed window to the front elevation. Additionally, a multi-panel door provides access to the en-suite shower room.



### **BEDROOM EN-SUITE SHOWER ROOM**

8' 9" x 7' 8" (2.67m x 2.34m)

The en-suite shower room features a modern, white, four-piece suite which comprises of a fixed frame shower cubicle with electric Mira Advanced shower, a low-level w.c. with concealed cistern, a bidet, and a broad wash hand basin with vanity cupboards beneath, display shelving and inset spotlighting to the either side. There is tiling to the walls, a horizontal ladder-style radiator, a ceiling light point, an extractor vent, and a double-glazed window with obscure glazed inserts to the side elevation.



## **BEDROOM TWO**

11' 6" x 11' 5" (3.51m x 3.48m)

Bedroom two is a generously proportioned double bedroom with ample space for freestanding furniture. This room has historically been used as a formal dining room and second sitting room. There is a ceiling light point, a radiator, and a double-glazed bayed window to the front elevation.

## **INNER VESTIBULE**

The inner vestibule is accessed from the open-plan dining kitchen room and features a wall light point, a useful airing cupboard, a loft hatch providing access to an attic space, and a multi-panel timber door leading into the house bathroom.

## **BEDROOM THREE**

11' 10" x 8' 6" (3.61m x 2.59m)

Bedroom three can accommodate a double bed with space for freestanding furniture. There is a double-glazed window to the rear elevation, a ceiling light point, and a radiator.

## **HOUSE BATHROOM**

8' 0" x 5' 10" (2.44m x 1.78m)

The house bathroom features a three-piece suite comprising of a panel bath, a low-level w.c., and a pedestal wash hand basin. There is tiling to the walls, inset spotlighting to the ceiling, an extractor vent, a radiator, and a wall-mounted vanity cupboard with towel rail.

## **UTILITY ROOM**

The utility room features a fitted work surface with plumbing and provisions for an automatic washing machine and tumble dryer. There is a fluorescent tube ceiling light point, decorative coving, and an extractor vent.







## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a shared tarmacadam driveway which leads down the side of the home. There is an artificial lawn with part-dry stone wall and part-brick boundaries, external lights to the front and side, and a security light.

### REAR GARDEN

Externally to the rear, the property features a continuation of the tarmacadam driveway which leads to the integral garage. There is also a flagged patio area which can be utilised as further off-street parking or as a garden space for al fresco dining and barbecuing.

### INTEGRAL GARAGE

17' 9" x 10' 7" (5.41m x 3.23m)

The garage features an electric, remote controlled, up-and-over door. There is lighting and power in situ, three double-glazed windows to the side elevation, and a loft hatch providing access to a useful attic space.

### DRIVEWAY

2 Parking Spaces



## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

## **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

## **FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000