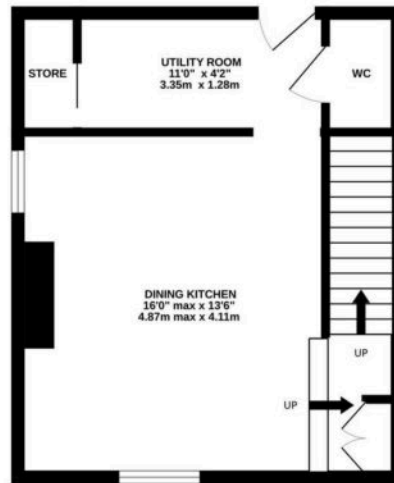




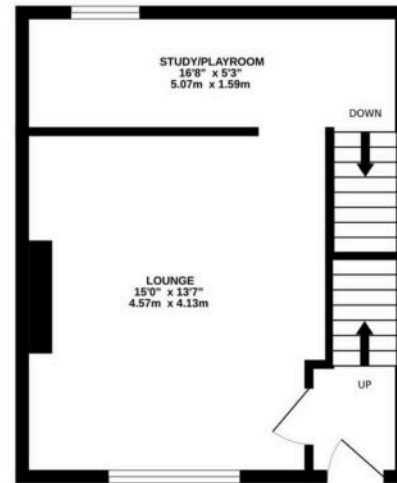
Strike Lane, Skelmanthorpe
Huddersfield, HD8 9AY

Offers in Region of **£265,000**

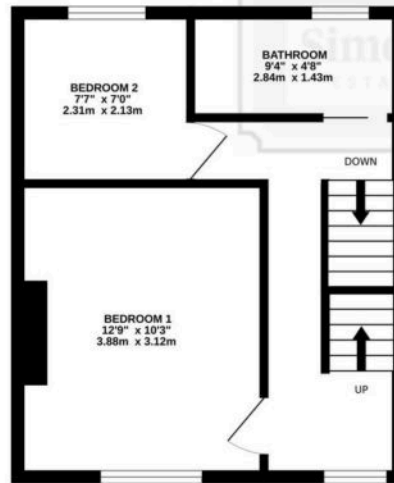
LOWER GROUND FLOOR



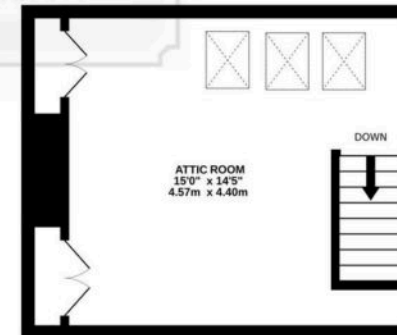
GROUND FLOOR



1ST FLOOR



2ND FLOOR



STRIKE LANE

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.



10 Strike Lane

Skelmanthorpe, Huddersfield, HD8 9AY

A BEAUTIFUL, MATURE, END-TERRACE FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS FOUR FLOORS. BOASTING PERIOD FEATURES AND MODERN FIXTURES AND FITTINGS, THE PROPERTY IS SITUATED ON THE QUIET ADDRESS OF STRIKE LANE, SKELMANTHORPE. A SHORT DISTANCE FROM THE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. BOASTING FABULOUS OPEN ASPECT VIEWS, SUPERB REAR GARDEN AND USEFUL ATTIC ROOM.

The property accommodation briefly comprises of entrance, lounge and study/play room to the ground floor, to the lower ground floor is an open-plan dining-kitchen, utility room, boiler cupboard/pantry and lower ground floor WC, to the first floor there are two bedrooms and the house bathroom. To the second floor is a spacious attic room with three skylight windows to the rear. Externally there is a driveway that leads down the side of the property, the front garden is low maintenance with a flagged patio, to the rear is a fantastic garden with gravelled area and summer house, an enclosed area with lawn and decking area.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.



GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed composite front door with obscure glazed inserts and leaded detailing. The entrance features attractive tiled flooring, a ceiling light point, a radiator, a staircase with wooden banister rising to the first floor, and a door providing access to the lounge.

LOUNGE

15' 0" x 13' 7" (4.57m x 4.14m)

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed windows with stained glass and obscure glazed inserts with leaded detailing to the front elevation. There is decorative coving to the ceiling, a decorative picture rail, a central ceiling light point, two wall light points, high-quality flooring, a radiator, and the focal point of the room is the fabulous inglenook stone fireplace with cast-iron, log burning stove set upon a raised stone hearth with attractive tiled inset. A doorway then proceeds into the study / playroom.

STUDY / PLAYROOM

16' 8" x 5' 3" (5.08m x 1.60m)

This versatile space can be utilised in a variety of ways, again enjoying a great deal of natural light courtesy of a double-glazed bank of windows to the rear elevation, which also offers a fabulous, open-aspect view across the property's gardens and across the valley. There are two ceiling light points, a radiator, and a doorway which encloses a staircase descending to the lower ground floor open-plan dining kitchen.





LOWER GROUND FLOOR

Taking a carpeted staircase from the study / playroom, you reach the lower ground floor.

OPEN-PLAN DINING KITCHEN

16' 0" x 13' 6" (4.88m x 4.11m)

The fabulous open-plan dining kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary solid wood work surfaces over, which incorporate a Belfast sink unit with mixer tap above. There is space for a five-ring range cooker with tiled splashback and cooker hood over, and an integrated slimline dishwasher. The kitchen features inset spotlighting to the ceiling, tiled flooring, a radiator, under-unit lighting, soft closing doors and drawers dual-aspect windows with tiled sills, and two ceiling light points over the dining area. The dining kitchen then leads into the utility area.

UTILITY ROOM

11' 0" x 4' 2" (3.35m x 1.27m)

The utility room features plumbing and provisions for an automatic washing machine, space for a tumble dryer, fitted wall and base units with shaker-style cupboard fronts and oak surfaces, and a stable-style timber door with double-glazed window provides access to the gardens. There is inset spotlighting to the ceiling, a door providing access to the w.c. and a sliding door enclosing the boiler cupboard/pantry.

DOWNSTAIRS W.C.

The w.c. features a white, two-piece suite comprising a low-level w.c. with push-button flush and a wash hand basin with chrome mixer tap, tiled splashback and vanity cupboard beneath. There is attractive tiled flooring, inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing, which features doors providing access to two bedrooms and the house bathroom. There is a staircase with wooden banister and spindle balustrade proceeding to the attic room, decorative coving to the ceiling, a radiator, three ceiling light points, and a bank of hardwood double-glazed windows with part stained glass and obscure glazed inserts with leaded detailing to the front elevation.

BEDROOM ONE

12' 9" x 10' 3" (3.89m x 3.12m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are fabulously tall ceilings with decorative coving, a central ceiling light point, high-quality Herringbone-style flooring, a vertical cast-iron column radiator, and a bank of hardwood windows with obscure and stained glass inserts with leaded detailing to the front elevation.

BEDROOM TWO

7' 7" x 7' 0" (2.31m x 2.13m)

Bedroom two takes full advantage of the property's fantastic position with far-reaching views across the valley. There is a ceiling light point and a radiator.





HOUSE BATHROOM

9' 4" x 4' 8" (2.84m x 1.42m)

The house bathroom is accessed via a top-mounted, sliding, barn-style door and features a contemporary take on a traditional-style three-piece suite which comprises a freestanding, claw foot, roll-top bath with showerhead mixer tap and thermostatic rainfall shower over, a pedestal wash hand basin, and a low-level w.c. with push button flush. There is high-gloss, brick-effect tiling to the walls and splash areas, decorative coving to the ceiling, inset spotlighting, an extractor fan, a shaver point, a vanity light, and a cast-iron column radiator with chrome towel rail. Additionally, there is a double-glazed arched window with obscure glass to the rear elevation.



SECOND FLOOR

SECOND FLOOR ATTIC ROOM

15' 0" x 14' 5" (4.57m x 4.39m)

Taking the staircase from the first floor landing, you reach the second floor attic room. There are three double-glazed skylight windows to the rear elevation, all with blinds in situ and providing fantastic open-aspect views over rooftops. There are beautiful timber beams on display, two ceiling light points, useful under-eaves storage cupboards, a radiator, and a wooden banister with spindle balustrade over the stairwell head.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a low maintenance garden with private flagged patio area. There is an external light, and part-hedge and part-fence boundaries.

REAR GARDEN

Gates to the side of the property enclose a hardstanding which provides off-street parking for multiple vehicles in tandem and features an EV point. To the bottom of the driveway area is a substantial summerhouse with lighting and power in situ. There is an external security light, an external light, an external double plug socket, and an external tap. Additionally, there is a lean-to log store, and a gravelled area which leads to a gate enclosing the main rear garden area. The rear garden is laid predominantly to lawn with part-hedge and part-fence boundaries. At the bottom of the garden is a raised decked area ideal for al fresco dining and barbecuing. The rear gardens enjoy the afternoon and evening sun.

Please note:- There is a pedestrian right of access across the rear of the property for the neighbouring cottage.

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)

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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.

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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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