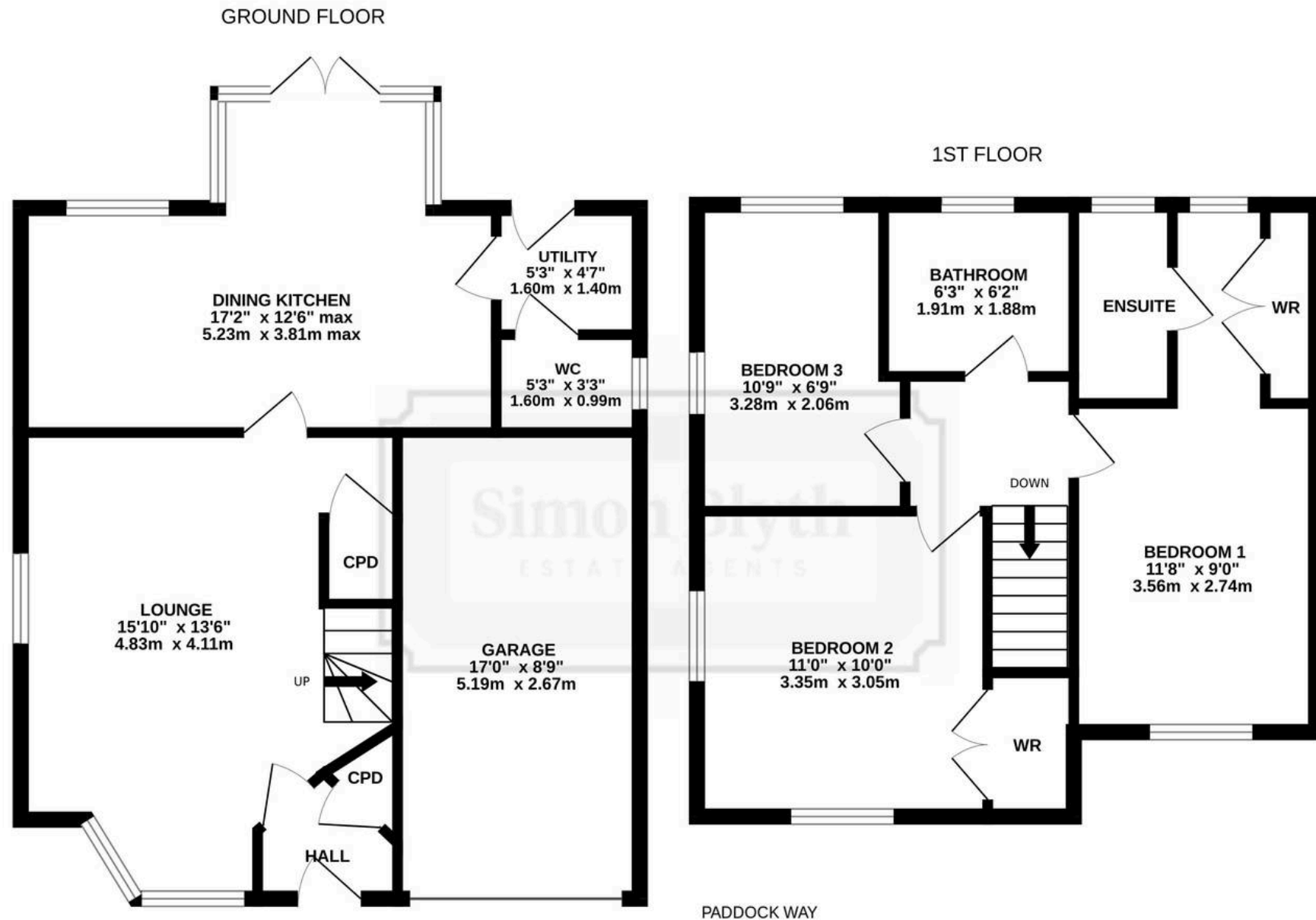




Paddock Way, Skelmanthorpe
Huddersfield, HD8 9GW

Offers in Region of **£350,000**



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21 Paddock Way

Skelmanthorpe, Huddersfield, HD8 9GW

A SUPERBLY PRESENTED, THREE BEDROOM, DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT. THE PROPERTY IS LOCATED IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT WALK TO THE VILLAGE HIGH STREET AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS LANDSCAPED GARDENS TO THE REAR, OPEN-PLAN DINING-KITCHEN AND PRINCIPAL BEDROOM WITH WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM.

The property accommodation briefly comprises of entrance, lounge with bay window, open-plan dining kitchen, utility room and downstairs WC to the ground floor. To the first floor, there are three well-proportioned bedrooms and the house bathroom, the principal bedroom benefitting from walk-in wardrobe and en-suite shower room. Externally, there is a double driveway to the front leading to an attached single garage, the front garden is laid to lawn with hedged boundaries. To the rear of the property is an enclosed garden with attractive flagged patio, ideal for alfresco dining and barbecuing, the rear garden is laid to lawn with well stocked flower and shrub beds.

Tenure Freehold.

Council Tax Band D.

EPC Rating B.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed, composite front door into the entrance. The entrance features a ceiling light point, a radiator and there are doors enclosing a useful cloaks cupboard and leading into the lounge.

LOUNGE

15' 10" x 13' 6" (4.83m x 4.11m)

As the photography suggests the lounge enjoys a great deal of natural light which cascades through the bayed window and the additional double-glazed window to the side elevation. the room is decorated to a high standard and features a central ceiling light point, a radiator and a kite winding staircase rises to the first floor with wooden handrail and chamfered spindle balustrade. A timber and glazed door then seamlessly leads into the open plan dining-kitchen and there is an additional radiator and useful under stairs storage cupboard.

W.C.

5' 3" x 3' 3" (1.60m x 0.99m)

The downstairs WC features a modern, white two-piece suite which comprises of a low-level w.c with push button flush and a corner wash hand basin with chrome Monoblock mixer tap and attractive, high gloss, brick effect tiled splash back. There is tile effect vinyl flooring, a radiator, a ceiling light point and double-glazed window with obscure glass and high gloss brick effect tiled sill to the side elevation.

OPEN-PLAN DINING KITCHEN

17' 2" x 12' 6" (5.23m x 3.81m)

The open-plan dining kitchen room is a generously proportioned space which benefits from triple aspect windows, a bay window with central French doors to the rear elevation providing pleasant views across the properties gardens and providing seamless access out. There is an additional double-glazed window over the sink unit in the kitchen area. The kitchen features a wide range of fitted wall and base units with high quality worksurfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with high-quality built-in appliances which include a four-ring ceramic hob with ceramic splashback and Samsung cooker hood over and a built in Bosch double oven. There is an integrated fridge and freezer unit, an integral dishwasher, soft closing doors and draws and under unit lighting. The kitchen area then seamlessly leads into the dining area which has two ceiling light points, a radiator and a multipaneled door proceeds to the utility room. There is luxury vinyl tiled flooring.

UTILITY ROOM

5' 3" x 4' 7" (1.60m x 1.40m)

The luxury vinyl tiled flooring continues through from the dining kitchen into the utility room which features a fitted worksurface with space and provisions for an automatic washing machine. There are wall cupboards and a cupboard which houses the wall mounted combination boiler, a ceiling light point, extractor fan and radiator. Additionally, there is a double-glazed composite door with obscure glazed inserts to the rear elevation and a multipaneled door proceeds to the downstairs WC.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first-floor landing which has multipaneled doors providing access to three well-proportioned bedrooms and the house bathroom. There is a ceiling light point, a wooden banister with chamfered spindle balustrade over the stair well head and a loft hatch provides access to a useful attic space.

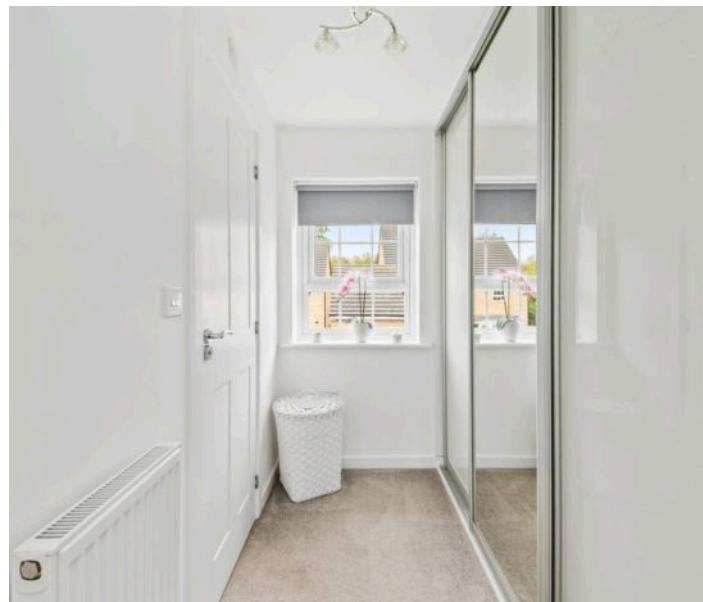
BEDROOM ONE

11' 8" x 9' 0" (3.56m x 2.74m)

As the photography suggests, bedroom one is a generously proportioned, light and airy double bedroom which has ample space for freestanding furniture. The room features a bank of double-glazed windows to the front elevation, a central ceiling light point, a radiator and a doorway leads into the walk-in wardrobe.

BEDROOM ONE WALK-IN WARDROBE

The walk-in wardrobe features a double-glazed window to the rear elevation with pleasant views onto the rear gardens. There is a ceiling light point, a radiator, a multipaneled door proceeds to the en-suite shower room and there is a bank of wall to wall fitted wardrobes which have sliding doors and with hanging rails and shelving in situ.



BEDROOM ONE EN-SUITE

The en-suite shower room features a modern, contemporary, three-piece suite which comprises of a fixed frame shower cubicle with electric Mira Azora shower, a broad pedestal wash hand basin with chrome Monoblock mixer tap and a low level w.c. with push button flush. There is high quality flooring, contrasting tiling to the walls and splash areas, a horizontal ladder style radiator, a ceiling light point. Additionally, the en-suite shower room features a double-glazed window with obscure glass and tiled sill to the rear elevation, an extractor fan and a shaver point.

BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m)

As the photography suggests, bedroom two is a generously proportioned, dual aspect, double bedroom which features double glazed windows to both the front and side elevations. There is a ceiling light point, a radiator and a fitted wardrobe which provides a great deal of additional storage over the bulkhead for the stairs.

BEDROOM THREE

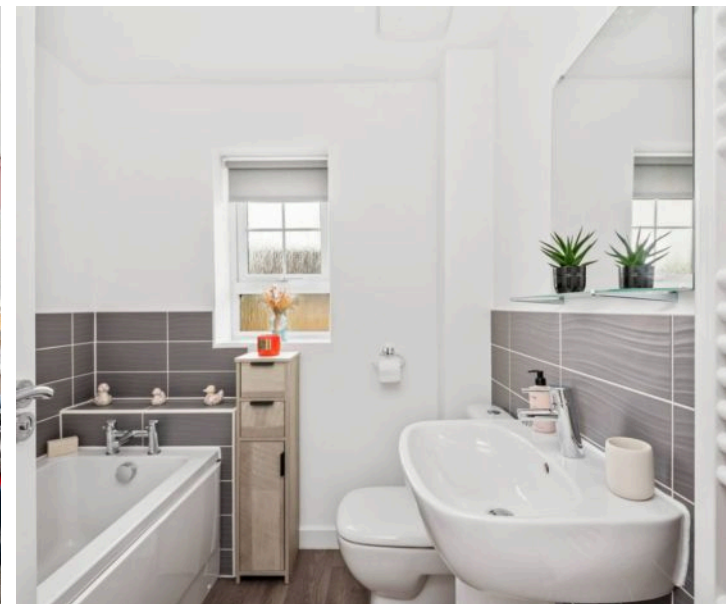
10' 9" x 6' 9" (3.28m x 2.06m)

Bedroom three can accommodate a three-quarter bed with space for freestanding furniture. It again enjoys a great deal of natural light which cascades through dual aspect windows to the side and rear elevations. There is a ceiling light point and radiator.

HOUSE BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m)

The house bathroom features a modern, contemporary, three-piece suite which comprises of a panel bath, a low level w.c. with push button flush and a broad pedestal wash hand basin with chrome Monoblock mixer tap. There is high quality flooring, attractive tiling to the splash areas, a ceiling light point and extractor fan. Additionally, there is a double-glazed window with obscure glass and tiled sill to the rear elevation and a wall mounted horizontal ladder style radiator.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam double driveway, which leads to the attached single garage. The front garden is laid predominantly to lawn with a mature laurel hedge boundary. There is an external light.

REAR GARDEN

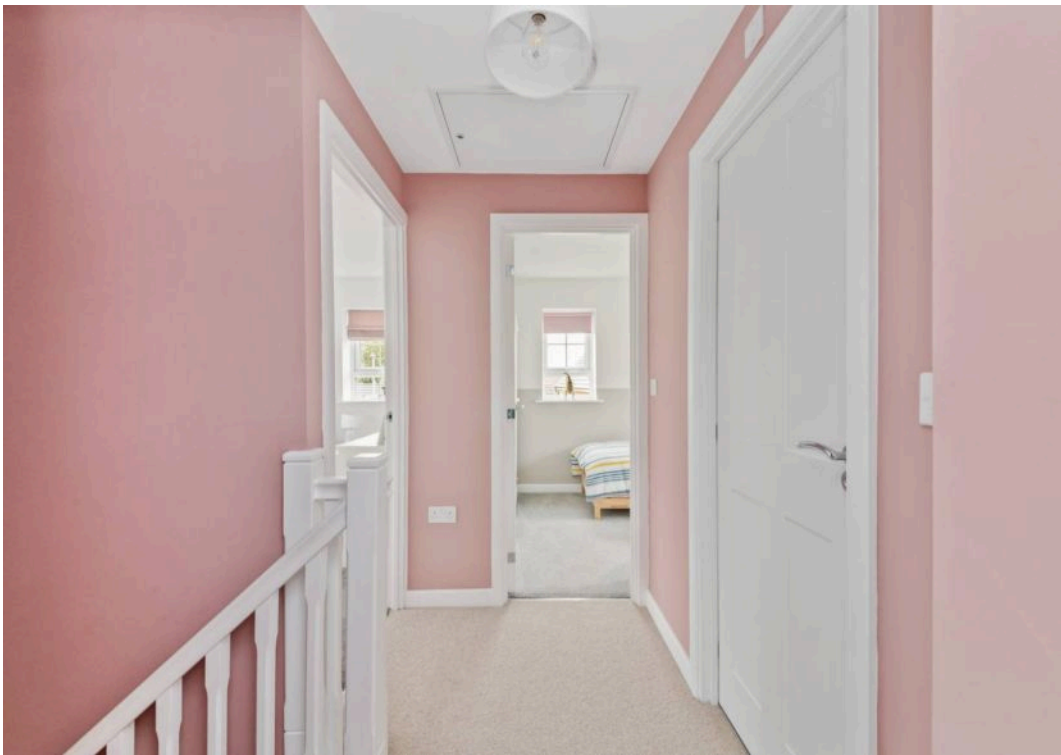
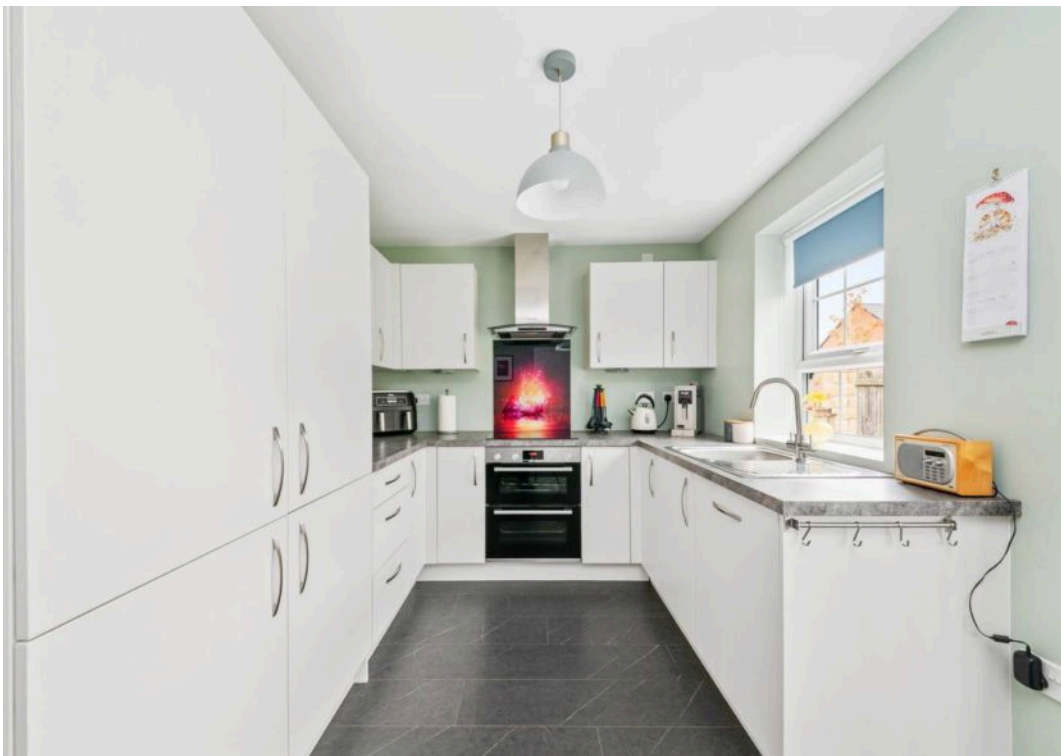
Externally to the rear, the property enjoys a fabulous, landscaped corner plot garden, which is completely enclosed and features an attractive flagged patio area ideal for alfresco dining and barbecuing. There is a low maintenance flower and shrub rockery beds, and the rear garden is laid predominantly to lawn with newly planted flower and shrub borders that will mature to create a fabulous, colourful, and seasonal garden throughout the year. There are part fenced and part wall boundaries and an external tap with a gate down the side of the property which gives access to the front garden and driveway.

GARAGE

17' 0" x 8' 9" (5.18m x 2.67m)

The garage features an up and over door, there is lighting and power in situ and it also has a EV point.





ADDITIONAL INFORMATION

Please be aware there is an annual service charge for this property. This is for the upkeep and maintenance of communal areas. The cost is approximately £160 yearly.

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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