



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Westfield Avenue, Skelmanthorpe, Huddersfield, HD8 9AH

£369,950

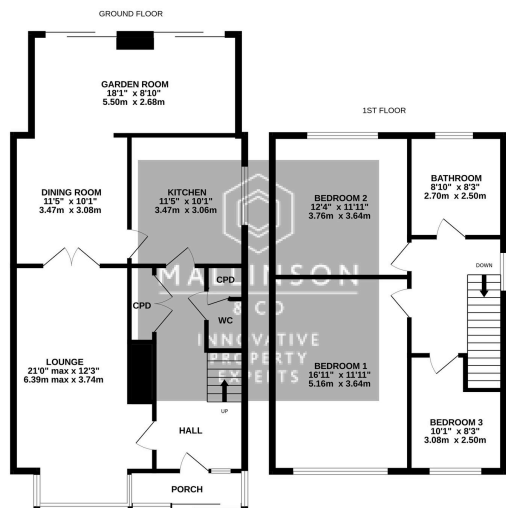
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- OVER SIZED SEMI DETACHED
- MEASURING APPROXIMATELY 1400 SQ FT
- GARDEN ROOM EXTENSION
- GARAGE/WORKSHOP & DRIVEWAY
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- SUPERB SEMI OPEN PLAN LIVING
- BEAUTIFULLY LANDSCAPED GARDEN ENTERTAINMENT SPACE
- HIGH QUALITY FIXTURE & FINISH THROUGHOUT



FAMILY LIVING AT ITS FINEST LOCATED A STONE THROW AWAY FROM SKELMANTHORPE CENTRE, THIS BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS THREE-BEDROOM SEMI DETACHED HOME, OFFERS MODERN OPEN PLAN LIVING, THREE RECEPTION ROOMS, A STUNNING GARDEN ROOM EXTENSION, AND A LANDSCAPED REAR ENTERTAINMENT SPACE. WITH BESPOKE FINISHES, AMPLE PARKING, AND A HIGHLY DESIRABLE LOCATION, THIS HOME IS PERFECTLY SUITED TO MODERN FAMILY LIFE. EARLY VIEWING IS HIGHLY RECOMMENDED.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for general guidance only and should be used in conjunction with the particular purchase. The accuracy, reliability or applicability of information herein does not extend to or guarantee any other property or efficiency cost for goods.
 Made with Blueprints (2022)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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