



Woodlands Drive, Skelmanthorpe Huddersfield HD8 9DB

welcome to

Woodlands Drive, Skelmanthorpe Huddersfield

OCCUPYING A DELIGHTFUL CUL DE SAC POSITION IN THE POPULAR VILLAGE OF SKELMANTHORPE IS THIS IMMACULATELY PRESENTED THREE BEDROOM EXTENDED DETACHED BOASTING SHOWROOM CONDITION. DRIVEWAY TO INTEGRAL GARAGE. GARDEN TO FRONT WITH STUNNING REAR GARDEN.



The property is located in Skelmanthorpe, a village in West Yorkshire. It is part of the parish of Denby Dale in the Kirklees borough. The village has a good range of amenities and a bus service operates locally. The village has excellent road network links to surrounding towns and villages.

Summary

Accommodation

Entrance Hallway

Cloakroom

Lounge

17' 6" x 9' 6" (5.33m x 2.90m)

Dining Kitchen

21' 5" x 17' 9" max (6.53m x 5.41m max)

Utility Room

9' 6" x 5' 7" (2.90m x 1.70m)

Landing

Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)

Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)

Bedroom Three

8' 11" x 8' 7" (2.72m x 2.62m)

Shower Room

External



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welcome to Woodlands Drive

- Extended Modern Detached House
- Three Bedrooms
- Driveway
- Integral Garage
- Completed To High Specification

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£375,000



directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road towards New Mill. At the New Mill crossroads take the left hand fork in the direction of Barnsley. Upon reaching the staggered junction at the end of Holmfirth Road proceed across towards Barnsley. Turn left on to Lower Cumberworth Lane at the Lower Cumberworth post office. Follow this road for approximately one mile. Turn right on to Ponker Lane and continue for approximately one mile. Turning right onto Huddersfield Road, then right onto Barrowstead. Continuing and turning left onto Woodlands Drive. The property is situated on the right hand side, identified by our for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF108978 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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