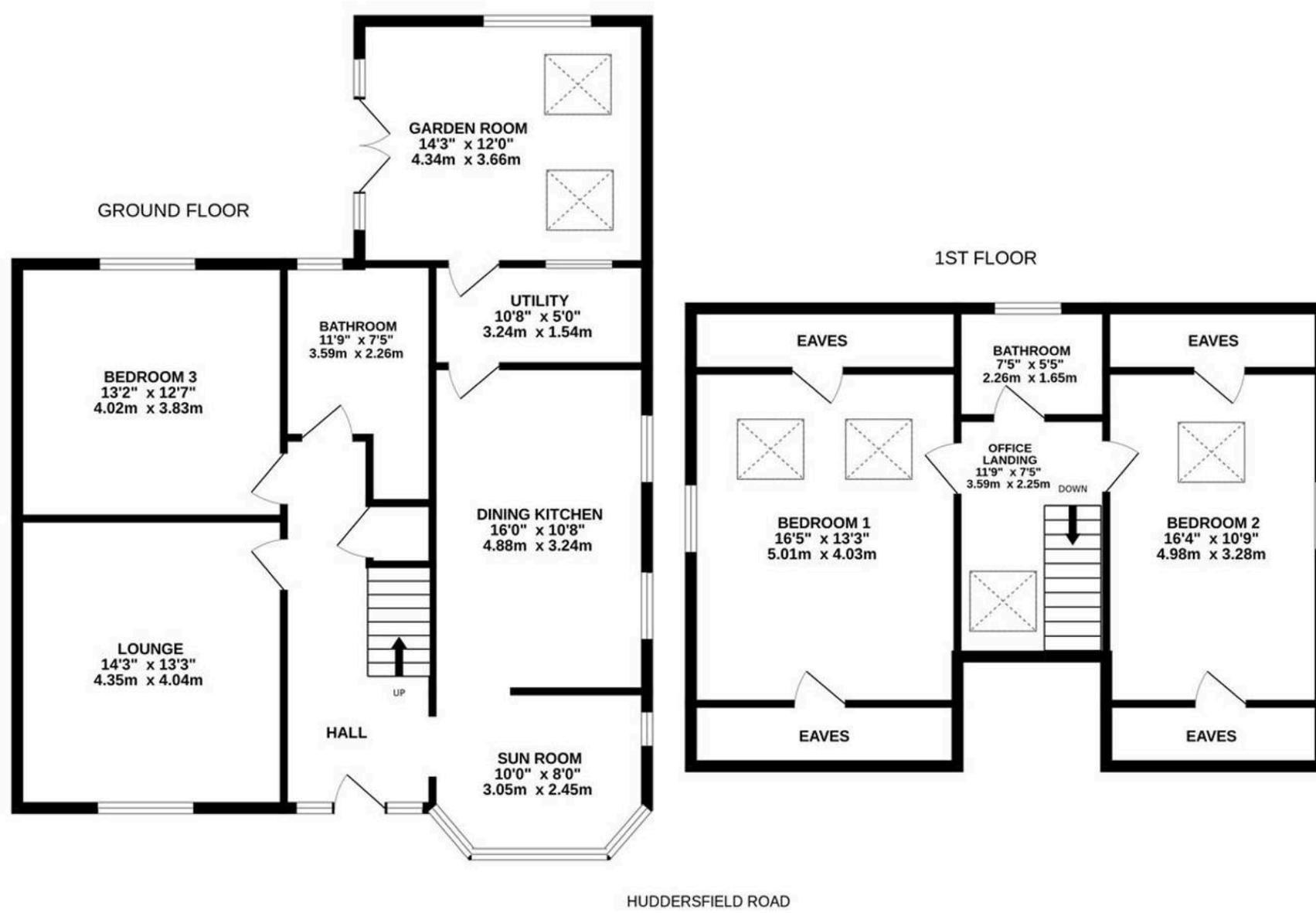




Huddersfield Road, Skelmanthorpe

Huddersfield, HD8 9AS

Offers in Region of **£435,000**



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Huddersfield Road

Skelmanthorpe, Huddersfield

A FABULOUSLY PROPORTIONED, DETACHED, DORMER BUNGALOW OCCUPYING A GENEROUS PLOT AND OFFERING SPACIOUS ACCOMMODATION. LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF SKELMANTHORPE, THIS PROPERTY IS A SHORT WALK FROM THE VILLAGE AMENITIES, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS A DRIVEWAY AND DETACHED GARAGE, OPEN-PLAN DINING KITCHEN, AND GARDEN ROOM WITH HIGH-ANGLED CEILINGS AND DIRECT ACCESS TO THE REAR PATIO.

The property briefly comprises of entrance hall, lounge, sunroom, open-plan dining kitchen, utility room, garden room, ground floor double bedroom, and ground floor bathroom. To the first floor, there are two generously proportioned double bedrooms, and a bathroom. Externally, there is a block paved driveway which provides off-street parking and leads to a detached garage. A lawn garden sweeps across the front of the property. To the rear is an enclosed lawn garden with patio area.

Council Tax band: E

Tenure: Freehold

- Ground floor bedroom
- Large garden room
- Off-street parking
- Two large first-floor bedrooms

Simon Blyth
ESTATE AGENTS



GROUND FLOOR

ENTRANCE HALL

Dimensions: 2.26m x 5.00m (7'5" x 16'5"). Enter into the property through a timber and glazed front door with adjoining double-glazed windows to either side. There is fabulous herringbone timber flooring, decorative coving to the ceilings, a radiator, and two ceiling light points. An arched doorway proceeds into the sun lounge and there are oak doors which provide access to the lounge, ground floor bedroom and ground floor bathroom. There is also a staircase with wooden banister and traditional spindles which rises to the first floor, with useful understairs cupboard beneath.

LOUNGE

Dimensions: 4.04m x 4.34m (13'3" x 14'3"). The lounge is a generously proportioned, light and airy reception room which benefits from a wealth of natural light which cascades through the bank of double-glazed windows to the front elevation. The herringbone flooring continues through from the entrance hall and there is decorative coving to the ceilings, a radiator, central ceiling light point, and an inset brick fireplace with stove-effect gas fire set upon a raised limestone hearth and with decorative mantle surround, which is the focal point of the room.

SUN LOUNGE

Dimensions: 3.05m x 2.44m (10'0" x 8'0"). This versatile space could be utilised as a home office or study. There is a fabulous, double-glazed bay window to the front elevation, with an additional double-glazed window to the side elevation. The room is carpeted and features decorative coving to the ceilings, a radiator, a central ceiling light point, and an arched doorway into the open-plan dining kitchen.



OPEN-PLAN DINING KITCHEN

Dimensions: 4.88m x 3.25m (16'0" x 10'8"). The open-plan dining kitchen features fitted wall and base units with rolled edge work surfaces over, which incorporate a one and a half bowl stainless steel Franke sink and drainer unit with chrome mixer tap above. The kitchen is equipped with a four-ring ceramic hob with canopy style cooker hood over and a built-in shoulder-level double AEG oven. There is space for a tall standing fridge and freezer unit and an integrated dishwasher. There is tiling to the splash areas, vinyl tiled flooring and there are two double-glazed windows to the side elevation which offer far-reaching views over rooftops. The room has decorative coving to the ceilings, a radiator, inset spotlighting, and a door which provides access to the utility room.

UTILITY ROOM

Dimensions: 3.25m x 1.52m (10'8" x 5'0"). The utility room features fitted wall and base units with complementary work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. There is plumbing for a washing machine and an integrated tumble dryer. The utility room houses the property's combination wall-mounted boiler. There is a double-glazed window to the rear elevation which provides borrowed light from the garden room. The room also benefits from decorative coving to the ceilings, a central ceiling light point, vinyl tiled flooring which continues through from the open-plan dining kitchen, and a double-glazed external door with obscure glazed inserts which leads into the garden room.





GARDEN ROOM

Dimensions: 4.34m x 3.66m (14'3" x 12'0"). The garden room enjoys a great deal of natural light which cascades through the two double-glazed skylight windows to the side elevation, the bank of windows to the rear elevation, and the double-glazed French doors with adjoining windows to the side elevation. There is oak flooring, a vaulted ceiling with central ceiling light point, a fabulous exposed stone wall, and views across the property's gardens. The French doors provide direct access to the property's rear patio.

BEDROOM THREE

Dimensions: 3.84m x 4.01m (12'7" x 13'2"). Bedroom three is a generously proportioned double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the rear elevation which offer pleasant views across the property's gardens. There is a central ceiling light point, radiator, decorative coving to the ceilings, and there are television and telephone points.

GROUND FLOOR BATHROOM

Dimensions: 2.26m x 3.58m (7'5" x 11'9"). The ground floor bathroom features a white four-piece suite which comprises of a low-level w.c. with push-button flush, a pedestal wash hand basin with chrome Monobloc mixer tap, a step-in shower cubicle with thermostatic shower, and a panel bath with chrome mixer tap. There is tiling to the walls, tile-effect lino flooring, a chrome ladder-style radiator, and inset spotlighting to the ceilings. The bathroom has a double-glazed window with obscure glass to the rear elevation, an extractor fan, and decorative coving to the ceilings.





FIRST FLOOR

OFFICE LANDING

Dimensions: 2.29m x 3.58m (7'6" x 11'9"). Taking the staircase from the ground floor, you reach the first floor landing, which benefits from a double-glazed skylight window to the front elevation, providing the office landing with a great deal of natural light. As the photography suggests, this space has adequate floor space to be used as a library or study. There is a ceiling light point, radiator, a loft hatch providing access to a useful attic space, and there are doors providing access to two double bedrooms and the house bathroom.

BEDROOM ONE

Dimensions: 5.00m x 4.04m (16'5" x 13'3"). Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. The room enjoys a great deal of natural light from twin double-glazed skylight windows to the rear elevation and an additional double-glazed window to the side. There is a central ceiling light point, a radiator, and useful under-eaves storage areas.

BEDROOM TWO

Dimensions: 4.98m x 3.28m (16'4" x 10'9"). Bedroom two is a light and airy double bedroom which has ample space for freestanding furniture. There is a double-glazed window to the side elevation which fantastic far-reaching views over rooftops across the valley. There is a double-glazed skylight window to the rear elevation, a central ceiling light point, and useful under-eaves storage areas. The room also benefits from fitted wardrobes which have hanging rails and shelving, as well as adjoining matching drawer units.

HOUSE BATHROOM

Dimensions: 2.26m x 1.65m (7'5" x 5'5"). The first floor bathroom features a white three-piece suite which comprises of a low-level w.c. with push-button flush, a pedestal wash hand basin with chrome Monobloc mixer tap, and a P-shaped bath with chrome mixer tap. There is vinyl tiled flooring and tiling to the walls, inset spotlighting to the ceilings, an extractor fan, and a double-glazed window with obscure glass to the rear elevation.





EXTERNAL

Front Garden

Externally to the front, the property has a block paved driveway which provides off-street parking for multiple vehicles. The driveway proceeds down the side of the property and leads to a detached garage. To the front of the property is a lawn garden with attractive dry stone wall boundaries. The lawn area continues down the side of the property to a gate and pathway to the enclosed rear garden.

Rear Garden

Externally to the rear of the property is an enclosed lawn garden with a flagged patio area which is ideal for al fresco dining and barbecuing. There are part-hedge and part-wall boundaries.

Garage

Single Garage

The detached garage benefits from lighting and power. There is a timber and glazed pedestrian-access door to the side elevation.

On Drive

3 Parking Spaces

There is a block paved driveway which provides off-street parking and leads to a detached garage.





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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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

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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