



Jacquard Road, Skelmanthorpe HUDDERSFIELD HD8 9ZB

welcome to

Jacquard Road, Skelmanthorpe HUDDERSFIELD

MODERN END TERRACED HOUSE AFFORDING TWO DOUBLE BEDROOM ACCOMMODATION LOCATED ON THE FRINGES OF SKELMANTHORPE AND BOASTING RURAL OUTLOOK TO THE REAR ALONG WITH LANDSCAPED GARDENS AND PARKING.

Summary

Ideal for the first time buyer/professional couple this modern end terraced residence affords well presented two double bedroom accommodation located on the fringes of the sought after village of Skelmanthorpe. Briefly comprising: entrance hall, cloaks/w.c, living room, dining kitchen, aforementioned first floor bedrooms and house bathroom. Externally the property is further enhanced by off street parking to the front of the property and fabulous landscaped gardens to the rear all sitting adjacent to the wonderful countryside. With ease of access to the villages many amenities and major road networks for the commuter and inspection would be highly recommended.

Accommodation

Entrance Hall

On entry there is a central heating radiator and staircase ascending to the first floor.

Living Room

15' 3" x 9' 6" (4.65m x 2.90m)

A neutrally decorated room with useful understairs storage, central heating radiator and double glazed window to front aspect flooding natural light throughout the room.

Dining Kitchen

12' 9" x 8' 1" (3.89m x 2.46m)

Fitted with a modern range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit. A full range of appliances include the electric induction hob and oven, whilst further integral appliances include the fridge freezer, dishwasher and washer/dryer. There is ample space for dining furniture and the room has a vinyl floor covering, inset ceiling lighting, central heating

radiator, double glazed window to rear aspect with French style doors leading out into the garden.

First Floor

Bedroom One

12' 9" x 8' 2" (3.89m x 2.49m)

This double room with fitted wardrobes, has a central heating radiator and double glazed window to front aspect.

Bedroom Two

10' 10" x 8' 6" (3.30m x 2.59m)

A second double room which boasts the fabulous views over the surrounding countryside, ideal as a home office or guest room and having a central heating radiator and being double glazed to front aspect.

House Bathroom

6' 4" x 5' 3" (1.93m x 1.60m)

Fitted in a contemporary style with a white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead rainfall unit and additional attachment. The room is further complemented by tiled surrounds, a vinyl floor covering, chrome effect heated rail ladder, inset ceiling lighting and has a double glazed obscure window.

External

To the front of the property is off street parking for two vehicles and also an EV charger whilst the enclosed South West facing gardens have been landscaped by the current vendor and are predominantly low maintenance, ideal for entertaining or simply relaxing whilst being perfect for the sun worshippers in those summer months.





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welcome to

Jacquard Road, Skelmanthorpe HUDDERSFIELD

- Modern End Terraced House
- Two Double Bedrooms
- Rural Outlook
- Landscaped Gardens
- Located On Popular Development

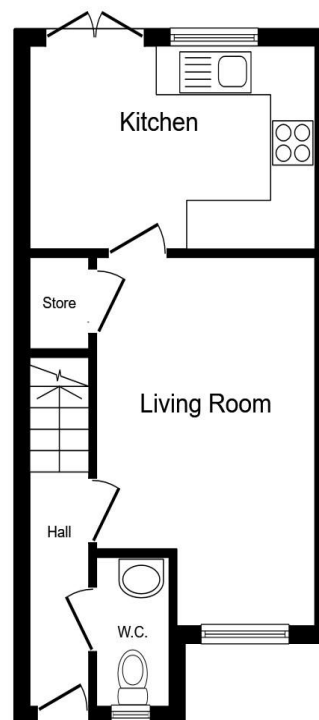
Tenure: Freehold EPC Rating: B

Council Tax Band: B

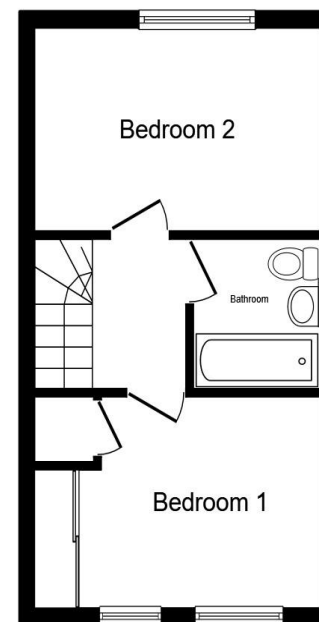
£250,000

directions to this property:

From our office on Victoria Street bear left on to Market Walk and continue forward on to Station Road into the village of New Mill. At the New Mill crossroads turn left on to Penistone Road and continue to the Sovereign public house and proceed straight across the staggered junction on to Barnsley Road towards Denby Dale. In Upper Cumberworth turn left and follow Cumberworth Lane on to Shelley Woodhouse Lane. Turn right on to Ponker Lane and proceed into Cumberworth Road.



Ground Floor



First Floor

Total floor area 56.9 m² (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HMF108849 - 0003

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