



Meadow View, Skelmanthorpe Huddersfield HD8 9ET

welcome to

Meadow View, Skelmanthorpe Huddersfield

IMPECCABLY PRESENTED SEMI DETACHED RESIDENCE AFFORDING EXTENDED FOUR BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDEN AND GARAGE LOCATED IN THE EVER POPULAR VILLAGE OF SKELMANTHORPE AND BOASTING FABULOUS OUTLOOK TO THE REAR.

Summary

Only by detailed internal inspection could one fully appreciate this beautifully presented semi detached residence. Available in stunning move in condition the property bears all the hallmarks of a fabulous family home affording extended accommodation briefly comprising: entrance porch, entrance hall, cloaks/w.c, three receptions room, home office, fitted kitchen, four first floor bedrooms with the principle suite being en suite, and the house bathroom. Boasting a stunning outlook to the rear the property is enhanced externally by attractive, well maintained gardens, driveway and garage whilst the location is perfect for access into Skelmanthorpe with it's many amenities, well regarded schooling and major routes for surrounding commercial centres.

Accommodation

Entrance Porch

On entry there is a laminate floor covering, central heating radiator and glazed door leading to:

Entrance Hall

Once more there is a high quality laminate floor covering, a central heating radiator, cupboard housing the central heating boiler and staircase with glazed balustrade ascending to the first floor.

Living Room

An attractively decorated, carpeted room with the focal point being the media wall incorporating wiring for TV and remote control log effect living flame electric fire. There are various wall light points, decorative coving to ceiling and the room opens into:

Dining Room

With ample space for freestanding dining furniture

and having cornice to ceiling and central heating radiator.

French style doors lead to:

Garden Room

11' x 9' 7" (3.35m x 2.92m)

Overlooking the rear garden and having wall light points, radiator, velux roof window and French style doors leading out into the garden.

Just off the garden room you will find:

Home Office

9' x 6' (2.74m x 1.83m)

Ideal for the home worker again the room overlooks the garden and has a velux window, radiator and is double glazed to rear aspect.

Breakfast Kitchen

14' 4" x 11' 7" (4.37m x 3.53m)

Fitted with a stylish range of wall and base units with complementary worksurfaces incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood, electric oven, microwave and integral full drop fridge, freezer, dishwasher and washing machine, whilst the room is complemented by high quality parquet style floor covering, inset ceiling lighting, central heating radiator and understairs storage cupboard. The room is double glazed to rear aspect with a door leading out into the garden.

Bedroom One

16' x 9' (4.88m x 2.74m)

The principle double bedroom is of generous proportions with two banks of fitted wardrobes, coving to ceiling, central heating radiator and





double glazed window to front aspect.

En Suite

9' x 5' 3" (2.74m x 1.60m)

Fitted with a white low flush w/c and vanity style hand washbasin with shower cubicle having a rainfall unit and attachment. There are tiled surrounds and floor covering, a heated rail ladder and double glazed obscure window.

Bedroom Two

13' x 11' 8" (3.96m x 3.56m)

The second double room has fitted wardrobes, a coving to ceiling, central heating radiator and is double glazed to front aspect.

Bedroom Three

10' 8" x 9' 8" (3.25m x 2.95m)

The third double bedroom has fitted wardrobes, a central heating radiator and showcases the fabulous outlook through the double glazed window to rear aspect.

Bedroom Four

9' 1" x 7' 3" (2.77m x 2.21m)

The final bedroom again has fitted wardrobes along with radiator and double glazed window to front aspect.

House Bathroom

8' x 5' 3" (2.44m x 1.60m)

Another modern white suite with low flush w/c, wall mounted hand washbasin and panelled bath with overhead rainfall shower unit and attachment. There are tiled surrounds and floor covering, a heated rail ladder and double glazed obscure window.

External

To the front of the property is a garden area and driveway providing off street parking and leading to the garage. The garage has a roll door and power and lighting with a door leading out into the rear garden. The enclosed timber fenced rear garden

boasts a good degree of privacy and has paving and a lawned area, a mature tree and is ideal for entertaining or simply relaxing. There is also a water supply.



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welcome to

Meadow View, Skelmanthorpe Huddersfield

- Semi Detached House
- Four Bedrooms + Home Office
- Garage/Driveway
- Immaculately Presented
- Attractive Gardens

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

guide price

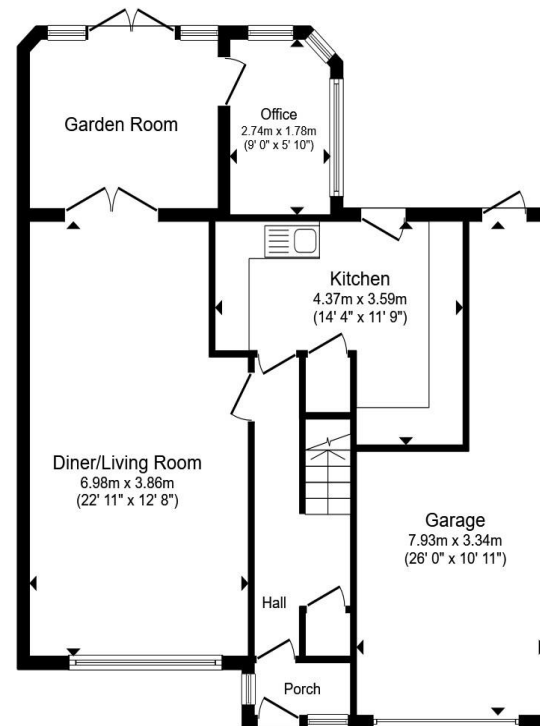
£350,000

directions to this property:

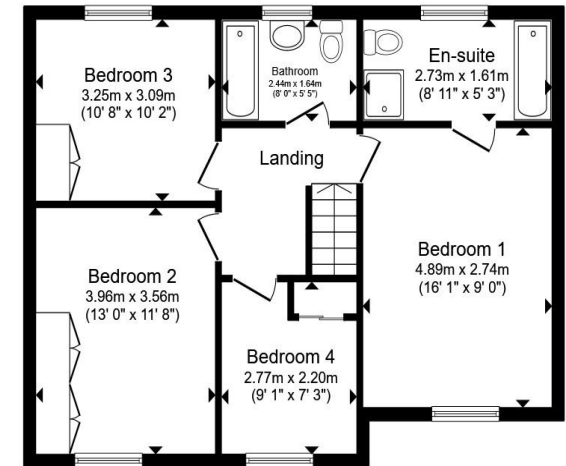
Leave Holmfirth via Station Rd into New Mill, bear left into Penistone Road, follow this road to the Sovereign Inn pub.

Go straight across into Barnsley Rd, on entering Upper Cumberworth, turn left on Cumberworth Lane proceed into Lower Cumberworth, past the Foresters Arms and turn right into Ponker Lane.

Proceed on this road and into Skelmanthorpe centre turning



Ground Floor



First Floor

Total floor area 144.7 m² (1,557 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:
HMF108724 - 0002

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