



Bedale Drive, Skelmanthorpe Huddersfield HD8 9EU

welcome to

Bedale Drive, Skelmanthorpe Huddersfield

SPACIOUS EXTENDED FIVE BEDROOM PROPERTY, SET WITHIN A CUL DE SAC POSITION, IN THE HIGHLY SORT AFTER VILLAGE OF SKELMANTHORPE. BOOSTING UTILITY SPACE, CLOAKROOM, DRIVEWAY TO FRONT, EXTENSIVE REAR GARDEN TO REAR. ENHANCED BY SOLAR PANELS AND SOLAR THERMAL HOT WATER SYSTEM.



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

Lounge

12' 5" x 10' 10" (3.78m x 3.30m)

Dining Room

10' 9" x 10' 5" (3.28m x 3.17m)

Dining Kitchen

17' 3" x 10' 8" (5.26m x 3.25m)

Garden Porch

Utility Space

Cloakroom

Landing

Bedroom Four

9' 1" x 7' 4" (2.77m x 2.24m)

Bedroom Three

11' 8" x 7' 4" (3.56m x 2.24m)

House Bathroom

Bedroom One

11' 8" x 11' 4" (3.56m x 3.45m)

Bedroom Two

11' 4" x 10' 11" (3.45m x 3.33m)

Bedroom Five

8' 1" x 7' 11" (2.46m x 2.41m)



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- Extended Spacious Semi Detached House
- Five Bedroom
- Cul De Sac Position
- Extensive Rear Garden
- Driveway

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

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road on the A635 in to New Mill. At the New Mill crossroads bear left on the A635 towards Barnsley. At the staggered junction by the Sovereign Inn public house, turn right on to Lane Head Road and immediately left on to Barnsley Road and continue forward. Turn left on to Cumberworth Lane, left on to Shelley Woodhouse Lane and right on to Ponker Lane. Continue forward on to Cumberworth Road. Turn left on to Bedale Avenue and left onto Bedale Drive where the property can be found on the left hand side.

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF108776 - 0005

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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