



New Lane, Skelmanthorpe Huddersfield HD8 9EY

welcome to

New Lane, Skelmanthorpe Huddersfield

SET IN THE HEART OF SKMANTHORPE ON A GENEROUS PLOT. THIS SUPERB FOUR BEDROOM DETACHED RESIDENCE BOASTS SPACIOUS LIVING WITH TWO RECEPTION ROOMS, ATTRACTIVE WRAPAROUND GARDENS AND BREATHTAKING VIEWS ACCROSS ROLLING COUNTRYSIDE. ENHANCED EXTERNALLY BY GARAGE AND DRIVEWAY PARKING.

Summary

A fabulous opportunity to purchase this four bedroom detached residence, set to the heart of Skelmanthorpe. This property is all about the view, with stunning views across rolling countryside and tree lined fields. With generous accommodation making the property ideal for a growing family or professional couple. Set to this generous plot and briefly of:--entrance hallway, cloakroom, spacious lounge, leading into dining room, second reception room and kitchen. To first floor are four bedrooms and house bathroom. Externally is a spacious front garden, with laid to lawn side garden to the rear is a generous paved garden, steps leading to the garage and parking space location around the back of the property. The position of the property offers access to many local amenities, highly regarded schooling and ease of access to major routes for the commuter.

Accommodation Entrance Lobby

Enter into lobby, with tiled floor covering. Double storage cupboard. Giving access to cloakroom.

Cloakroom

Spacious cloakroom, with vanity unit incorporating the wash hand basin and WC. Tiled floor covering and walls to dado height. Obscured Double glazed window.

Lounge

20' 9" x 15' 10" (6.32m x 4.83m)

Spacious lounge with plenty of natural light flooding in from the dual aspect double glazed windows. The front window taking in the fabulous view across rolling countryside. Arch way leading to Dining Room.

Dining Room

10' 8" x 10' (3.25m x 3.05m)

Spacious dining room opening up from the lounge. Carpeted floor covering. Bank of windows over looking the attractive rear garden. Door access into second reception room.

Second Reception Room

19' 11" x 8' 3" (6.07m x 2.51m)

This spacious second reception room, would make the ideal home office/gym or playroom. Double glazed window to front aspect again taking in the view.

Kitchen

10' 7" x 9' 9" (3.23m x 2.97m)

This modern kitchen is fitted with a good range of shaker style wall and base units, further complimented by plumbing for washing machine, space for dishwasher, along with cooker and fridge freezer. With extractor, with down lights. Tiled floor covering and partial tiled walls. Chrome style ladder radiator. Composite door leading onto the side of the property.

Inner Lobby

Inner lobby leading off the lounge. with useful storage cupboard. Dado rail, and carpeted staircase leading to first floor.

Landing

Double glazed window to side aspect.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Spacious carpeted double bedroom. with built in sliding robes. Plenty of natural light flooding in from the double glazed window to front aspect, taking in the countryside view. coving to ceiling.





Radiator.

Bedroom Two

11' 9" x 10' 6" (3.58m x 3.20m)

Spacious carpeted double bedroom with double glazed window. Radiator.

Bedroom Three

11' 5" x 8' (3.48m x 2.44m)

Carpeted bedroom which is currently utilised as an office by the current owners. Double glazed window to front aspect taking in the countryside view.

Bedroom Four

10' 8" x 8' (3.25m x 2.44m)

Carpeted bedroom located to the rear of the property. Double glazed window to the rear over looking the attractive garden. Radiator

Bathroom

This three piece bathroom suite, comprises of bath with Mira shower over, wash hand basin and low flush WC. Tiled walls with decorative tiles. Cylinder cupboard with useful storage and shelving. Obscured double glazed window to rear.

External

To the front of the property is a spacious laid to lawn garden with well stocked borders, with an array of plants and shrubs. Paved access down the side of the property, with a laid to lawn garden, pond and pebbled seating area leads to the rear of the property. Goodsized paved area with an array of plants and shrubs. Rear gate leads to the garage with parking space to front.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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New Lane, Skelmanthorpe Huddersfield

- ***SET IN THE HEART OF SKELMANTHROPE***
- Detached Property
- Two Reception Rooms
- Stunning Views
- Garage

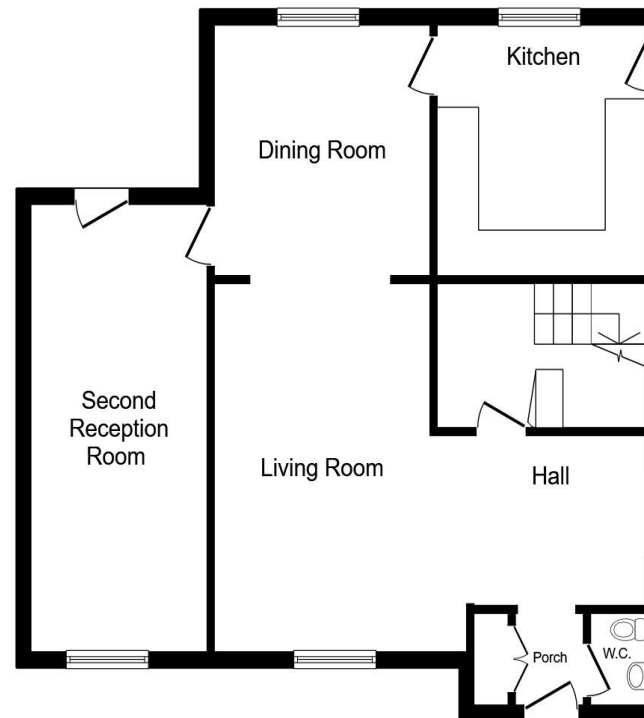
Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in the region of

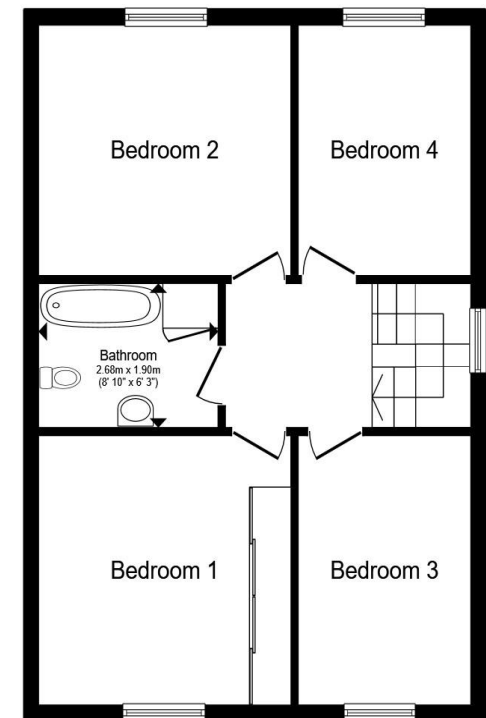
£375,000

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



Ground Floor



First Floor

Total floor area 124.9 m² (1,344 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:
HMF108804 - 0008

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