





Cumberworth Road,Skelmanthorpe Huddersfield HD8 9AB

william h brown

welcome to

Cumberworth Road, Skelmanthorpe Huddersfield

* NO CHAIN, IMMEDIATE VACANT POSSESSION * MID TERRACED HOUSE AFFORDING WELL PRESENTED THREE BEDROOM ACCOMMODATION WITH GARDENS TO FRONT AND REAR CENTRALLY LOCATED IN THE VILLAGE OF SKELMANTHORPE.

Important Notice.
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

Summary
Well presented three bedroom mid terrace in the heart of Skelmanthorpe, ideally situated within walking distance of the village's excellent local amenities, shops, schools and transport links, The property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families or investors alike.

The accommodation briefly comprises a welcoming living room and a well-appointed kitchen to the ground floor. To the first floor are three bedrooms and a modern house bathroom.

Externally, the property benefits from an attractive courtyard garden to the front, providing a pleasant approach, whilst to the rear there is a low-maintenance enclosed garden, ideal for outdoor seating, entertaining or relaxing.

Combining a central village location with well-maintained accommodation throughout, this delightful home offers ready-to-move-into living and should be viewed to be fully appreciated.

Accommodation
Entrance Hall
There is a tiled floor covering, radiator and staircase that ascends to the first floor.

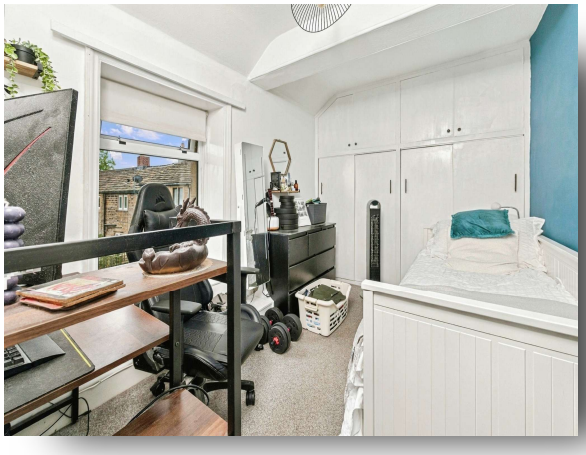
Living Room
17' 3" x 12' (5.26m x 3.66m)
Attractively presented room with the focal point being the wood burning stove set to feature recess fireplace with timber mantel. There is decorative coving to the ceiling, a central heating radiator and natural light floods into the room via the double glazing to front aspect.

Breakfast Kitchen
15' 2" x 6' (4.62m x 1.83m)
Fitted with a modern range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the gas hob with extractor, electric oven, integral dishwasher and fridge freezer whilst the room has a laminate floor covering, understairs storage cupboard, a radiator, is double glazed to rear aspect with door leading out to the rear.

First Floor
Bedroom One
12' 8" max x 10' 1" (3.86m max x 3.07m)
The principle bedroom has fitted wardrobes, exposed beam, radiator and is double glazed to









front aspect.

Bedroom Two
11' 7" to robe x 8' (3.53m to robe x 2.44m)
The second bedroom also has fitted wardrobes along with a radiator and double glazing to rear aspect.

Bedroom Three
7' 7" x 7' (2.31m x 2.13m)
The third bedroom or study room where required has a radiator and is double glazed to front aspect.

Bathroom
Stylish suite comprising of white low level w/c, vanity style hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled walls and floor covering, a heated rail ladder and a double glazed obscure window.

External
To the front of the property is gated access to a low maintenance paved and gravelled area that affords access to the neighbouring property. The enclosed rear gardens again low maintenance are ideal for relaxing or entertaining friends/family in the summer months.

welcome to

Cumberworth Road, Skelmanthorpe Huddersfield

- NO CHAIN, IMMEDIATE VACANT POSSESSION
- Mid Terraced House
- Three Bedroom Accommodation
- Move In Ready
- Low Maintenance Gardens

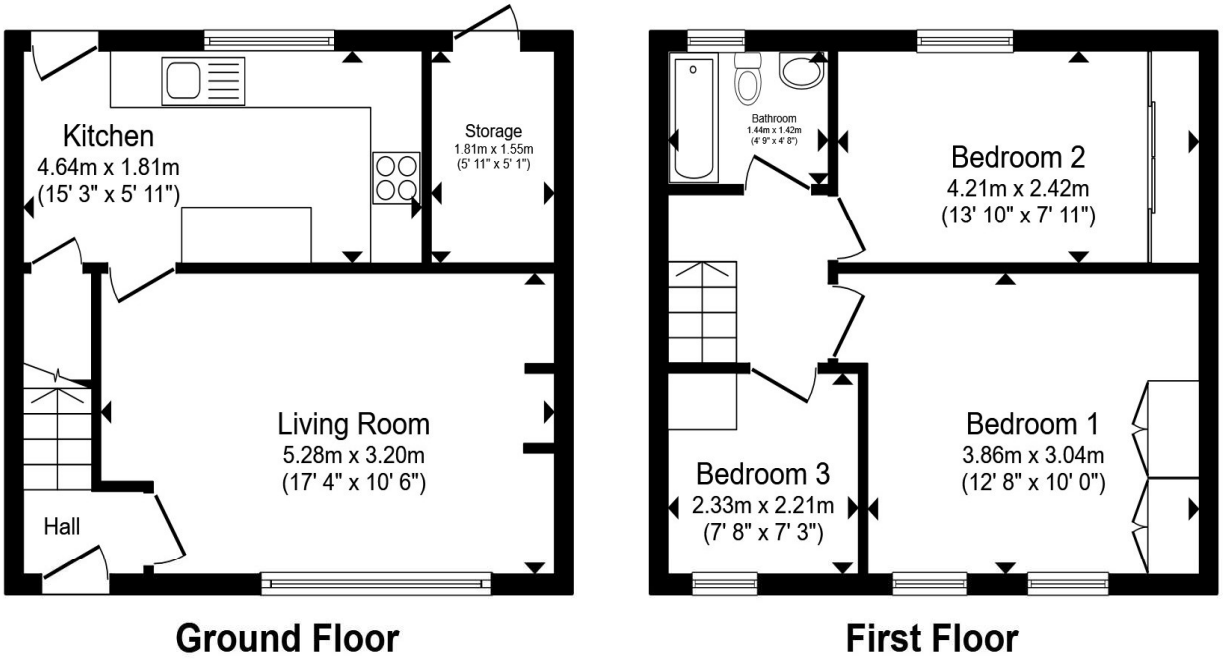
Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£210,000

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 on to Cumberworth Road. Once in



Total floor area 68.7 m² (740 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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The Property Ombudsman

Property Ref:
HMF109084 - 0004

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