



Oakfield Grove, Skelmanthorpe Huddersfield HD8 9DL

welcome to

Oakfield Grove, Skelmanthorpe Huddersfield

TRUE BUNGALOW OCCUPYING A CUL DE SAC POSITION ON A GENEROUS PLOT AND AFFORDING THREE DOUBLE BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND GARAGE LOCATED IN THE POPULAR VILLAGE OF SKELMANTHORPE.

Summary

Occupying a prime cul de sac position and located on a highly desirable development of similar properties is the detached true bungalow that boasts spacious three bedroom accommodation briefly comprising: entrance hall, living room, dining room, conservatory, breakfast kitchen, bathroom and aforementioned three bedrooms. Enhanced externally by splendid gardens to front and rear there is a driveway leading to an above average sized garage. With Skelmanthorpe many amenities close at hand the property also sits ideally for ease of access to major routes for surrounding commercial centres.

Accommodation

Entrance Hall

A sizeable reception area with decorative delft rack and central heating radiator.

Doors lead to the following rooms:

Living Room

15' 5" x 11' 6" (4.70m x 3.51m)

Located to the front of the property the focal being the gas coal effect fire set to feature surround. The room has various wall light points, decorative coving to ceiling, central heating radiator and double glazed bay style window to front aspect.

Dining Room

12' x 11' 9" (3.66m x 3.58m)

With ample space for freestanding dining furniture the room has coving to ceiling, a radiator and patio doors lead to:

Conservatory

12' 9" x 12' 6" (3.89m x 3.81m)

Beautifully positioned overlooking the rear garden

and having a laminate floor covering, electric wall heater and French style doors leading out into the garden.

Breakfast Kitchen

11' 10" x 10' (3.61m x 3.05m)

Fitted with a range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with tiled surrounds. There is a range cooker with extractor and plumbing for a dishwasher whilst there is a tiled floor covering, central heating radiator, double glazed window to rear aspect and door leading to the side of the property.

Bathroom

8' 7" x 8' 3" max (2.62m x 2.51m max)

Having a white suite comprising of low flush w/c, vanity style hand washbasin and panelled bath. There is a step in shower and the room is complemented by the tiled walls and floor covering. There is a heated rail, inset ceiling lighting and two double glazed obscure windows.

Bedroom One

12' 1" into robe x 11' 6" (3.68m into robe x 3.51m)

A sizeable double room with two sets of fitted wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

12' 2" x 10' 5" into robe (3.71m x 3.17m into robe)

A second double room this one having a bank of fitted wardrobes, radiator and being double glazed to side aspect.

Bedroom Three

10' 6" x 10' 4" (3.20m x 3.15m)

The final bedroom also of double proportions has



fitted wardrobes, a vinyl floor covering, central heating radiator and is double glazed to rear aspect.

External

To the front of the property is a double width driveway that leads to the garage that has power and lighting and remote door. There is a lawned area and an array of plants and shrubs. The lawns wrap around the side of the property leading to fabulous rear gardens again predominantly lawned with paved patio, plants and shrubs and all boasting a good degree of privacy, perfect for entertaining or simply relaxing with family.



check out more properties at williamhbrown.co.uk



welcome to

Oakfield Grove, Skelmanthorpe Huddersfield

- Detached True Bungalow
- Three Double Bedrooms
- Generous Gardens
- Cul De Sac Position
- Garage/Driveway

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

guide price

£400,000

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, past the Foresters Arms and turn right into Ponker Lane. Proceed on this road towards Skelmanthorpe centre and turn right onto Lidgett Lane. Turn left onto Ashfield Avenue and left again onto Elmfield Drive, then right onto Oakfield Grove where the



Total floor area 135.2 m² (1,455 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



check out more properties at williamhbrown.co.uk



Property Ref:
HMF105323 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9
7DE



williamhbrown.co.uk