



Commercial Road, Skelmanthorpe Huddersfield HD8 9DS

welcome to

Commercial Road, Skelmanthorpe Huddersfield

MID TERRACED RESIDENCE AFFORDING SPACIOUS TWO BEDROOM ACCOMMODATION LOCATED IN THE POPULAR VILLAGE OF SKELMANTHORPE ENHANCED BY GARDEN AND OFF STREET PARKING AVAILABLE WITH NO VENDOR CHAIN.

Summary

Charming two bedroom terraced house located in the highly sought-after village of Skelmanthorpe. This well presented two bedroom terraced home offers comfortable and ready to move into accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The property briefly comprises: an entrance hall, welcoming living room, providing an ideal space to relax and entertain, together with a spacious dining kitchen fitted with a range of units and offering ample space for dining. To the first floor are two well-proportioned bedrooms served by a modern shower room.

Externally, the property benefits from a low-maintenance garden, perfect for enjoying the outdoors with minimal upkeep, whilst off-street parking adds further convenience.

Enjoying a pleasant position within this popular village, the property is well placed for a range of local amenities, highly regarded schooling, and excellent transport links to neighbouring towns and villages.

An early viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation

Entrance Hall

There is a central heating radiator and staircase ascending to the first floor.

Living Room

13' 7" x 12' 6" (4.14m x 3.81m)

Well presented reception room with the focal point being the solid fuel stove set to feature recess fireplace with timber surround. The room has various wall light points, a decorative delft rack, a beam to ceiling adding character, and triple glazing to front aspect greatly reduces any external noise.

There is also window seating with storage under.

Dining Kitchen

15' 8" x 8' (4.78m x 2.44m)

With ample space for dining furniture the room is fitted with a range of wall and base units with roll edge worksurfaces incorporating a stainless steel sink and drainer unit with mixer tap. There is a cooker point and plumbing for a washing machine whilst the room is complemented by a tiled surrounds and floor covering, has an understairs storage cupboard, central heating radiator, is double glazed to rear aspect with a door leading to the rear of the property.

First Floor

Bedroom One

16' 8" x 12' 8" (5.08m x 3.86m)

A room that could easily be converted to two rooms with the necessary consents, currently having a central heating radiator and two double glazed windows with secondary glazing to front aspect.

Bedroom Two

9' 9" x 8' 2" (2.97m x 2.49m)

A second bedroom that could accommodate a double bed having storage cupboard, radiator and being double glazed to rear aspect.

Shower Room

White low level w/c and pedestal hand washbasin, quadrant shower cubicle and a vinyl floor covering, heated towel rail and double glazed obscure window.

External

To the rear of the property is off street parking and a patio area ideal for relaxing/ BBQ etc. There is a pergola providing a sheltered area and a wood



store.

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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Commercial Road, Skelmanthorpe Huddersfield

- Mid Terraced House
- Two Bedroom Accommodation
- Move In Condition
- Off Street Parking
- Low Maintenance Garden

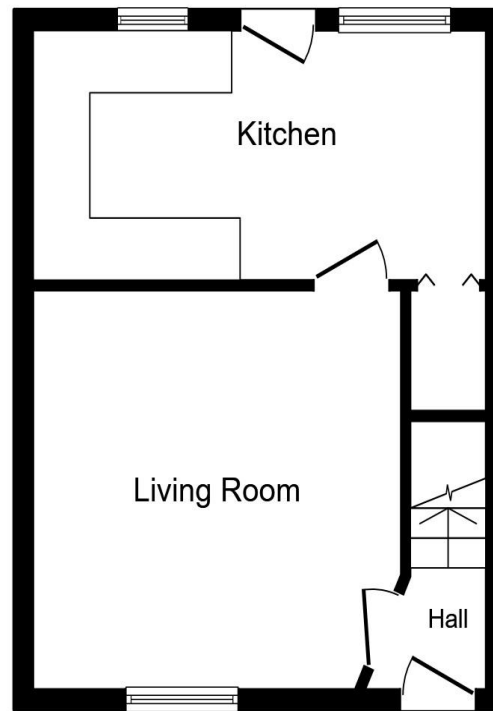
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

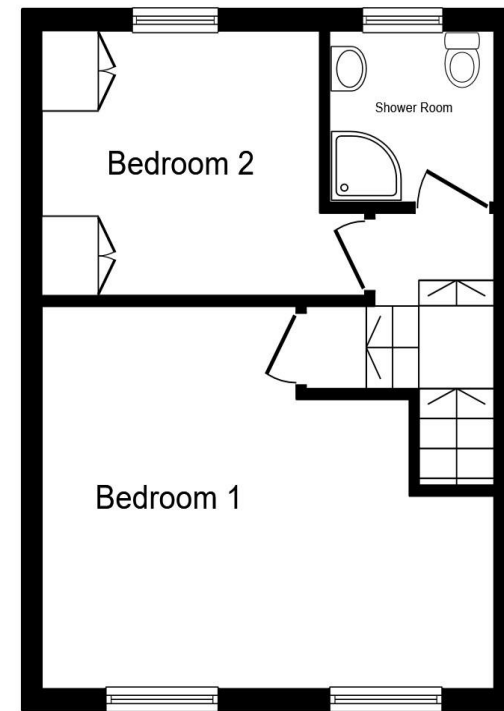
£160,000

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. Turn



Ground Floor



First Floor

Total floor area 61.0 m² (657 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:
HMF108982 - 0003

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