

FOR SALE

**Paddock Walk, Skelmanthorpe,
Huddersfield**



**HOUSE
STYLE**
Detached
House

**RECEPTION
ROOMS**
2

BEDROOMS
4

EPC RATING
B

**BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED – ENJOYING
DESIRABLE CORNER SETTING – CLOSE TO SCHOOLS – CLOSE TO
RESTAURANTS/BARS – ENJOYING EXCELLENT ROAD AND RAIL LINKS –
DISPLAYING BEAUTIFULLY PRESENTED GARDENS**

DESCRIPTION

Occupying a most desirable corner setting on this ever popular David Wilson Homes development, this four bedroomed detached property overlooks superb landscaped rear gardens whilst internally it is presented throughout to a quite delightful standard. Placed within a comfortable walk of the centre of Skelmanthorpe and its varied facilities it also offers excellent access via road and rail links and provides accommodation extending to Entrance Hall, Cloakroom/WC, spacious bay windowed Lounge/Dining Room, Family Room/Kitchen with wide bay window to the rear overlooking superb landscaped rear garden, four first floor Bedrooms with Ensuite Shower Room to Bedroom One, House Bathroom, Driveway to side leading to detached garage

£375,000 (OIEO)

Zoopa.co.uk

rightmove.co.uk

PrimeLocation

**Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP
Tel: 01484 943020 Fax: 01484 864220 Email: denbydale@butcherez.co.uk**

www.butcherez.co.uk

Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details



ENTRANCE HALLWAY

This very well proportioned entrance hall displays a fitted commercial grade carpet to the entrance area, there is a very useful cloaks/shoe cupboard, a radiator and access is then provided to the following.



CLOAKROOM/WC

5' 10" x 3' 2" (1.78m x 0.97m) Providing a two piece suite in white comprising of a pedestal wash hand basin and low flush WC. There is also a radiator and an extractor fan.



LOUNGE/DINING ROOM

21' 10" x 11' 10" (6.65m x 3.61m) The measurements of this very spacious full width reception room do not include the walk-in bay window which along with two further windows provide excellent levels of natural light to the room. There is a TV aerial point, satellite TV aerial point and both single and double banked heating radiators.



KITCHEN/FAMILY ROOM

20' 10" x 11' 5" (15'11" maximum) (6.35m x 3.48m)

A quite superb open plan room, designed very much with modern family life and entertainment in mind, a wide square bay to the rear with double glazed French doors providing excellent levels of natural light and in turn giving access to the rear garden. To the kitchen area there is a generous range of white gloss effect fronted units comprising of an inset one and a half bowl stainless steel sink unit with cupboards under, there are further base and wall mounted units and also a good expanse of worktop surfaces. There are a number of ceiling downlighters, two double panel radiators within the room and included in the sale is the AEG double oven, six-ring gas hob, extractor canopy, dishwasher, fridge and freezer.

UTILITY ROOM

6' 0" x 5' 8" (1.83m x 1.73m) Having an expanse of worktop surface with plumbing facilities beneath for an automatic washing machine, there are base and wall storage cupboards, a useful understairs store and also a wall mounted Ideal Logic gas fired central heating boiler.



BEDROOM ONE

11' 8" x 9' 3" (Extending to 17'6" into entrance recess)" (3.56m x 2.82m) This well proportioned principal bedroom has two windows to two elevations and provides a single panel radiator.



ENSUITE SHOWER ROOM

6' 6" x 4' 4" (1.98m x 1.32m) Providing a three piece suite in white comprising of a generous shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There is also a radiator, extractor fan and three ceiling downlighters.



BEDROOM TWO

11' 11" x 10' 2" (12'4" maximum) (3.63m x 3.1m) This well proportioned second double bedroom is heated by way of a single panel radiator.



BEDROOM THREE

12' 6" x 8' 8" (3.81m x 2.64m) Once again heated by a single panel radiator.



BEDROOM FOUR

8' 5" x 6' 9" (2.57m x 2.06m) Currently utilised as a nursery, this single bedroom provides a radiator and there is also a useful bulkhead shelved storage cupboard.



BATHROOM

6' 8" x 6' 0" (2.03m x 1.83m) Providing a three piece suite in white comprising of a panel bath, having ceramic tiling to the surround, pedestal wash hand basin and low flush WC. There is also an extractor fan, a heated towel rail and a number of ceiling downlighters.



LANDING

A particularly light and airy landing area with single panel radiator, loft access facility and also airing cupboard which contains a Range Tribune Hot Water Cylinder.



OUTSIDE

As a result of its corner setting, the property displays gardens to three sides, those to the rear having been landscaped during our client's



ownership to a delightful standard and providing a wide paved stone patio adjacent to the rear elevation with lawn beyond, whilst sleeper steps then fall to a lower level garden which is predominantly lawned and also provides a well proportioned secure pet enclosure. A driveway to the left-hand elevation provides parking for a number of vehicles and leads in turn to a DETACHED GARAGE having internal measurements of 20'5" x 10'1" and benefitting from light and power supplies and also rafter storage. Recently installed double glazed French doors to the side elevation provide a further point of entry to the garage and also will enable the successful purchaser to convert the garage, should they so wish, into a home office/playroom, etc.

SERVICES

All mains are laid to the property.

HEATING

A gas fired heating system is installed.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing.

TENURE

We are awaiting confirmation of the tenure of the property.

DIRECTIONS

Postcode: HD8 9UU for SatNav purposes.

For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk

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