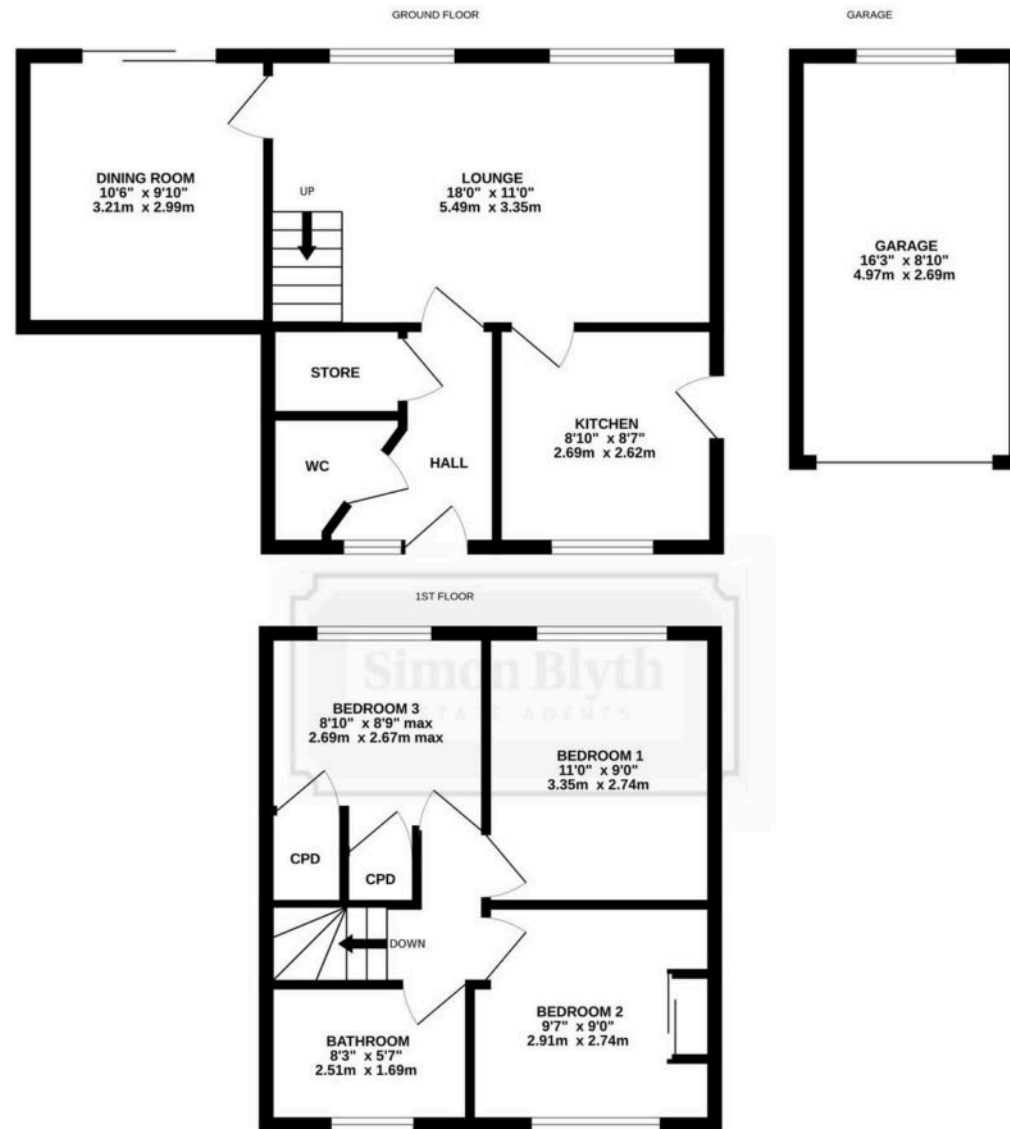




**Thorpes Crescent, Skelmanthorpe**  
Huddersfield, HD8 9DH

Offers in Region of **£350,000**



THORPES CRESCENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 38 Thorpes Crescent

Skelmanthorpe, Huddersfield, HD8 9DH

A DETACHED, THREE BEDROOM, EXTENDED FAMILY HOME, OCCUPYING A GENEROUS CORNER PLOT AND SITUATED IN THE POPULAR VILLAGE OF SKELMANTHORPE. BOASTING BEAUTIFUL, OPEN OUTLOOK VIEWS ACROSS NEIGHBOURING FIELDS TO THE REAR, AND OFFERED WITH NO ONWARD CHAIN. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, spacious lounge, kitchen and second reception room/ formal dining room to the ground floor. To the first floor there are three well proportioned bedrooms and the house bathroom. Externally the property occupies a generous corner plot with a driveway leading to a gate proceed into a detached garage there is a fabulous wraparound lawn garden with flagged patio which takes advantage of pleasant open aspect views across neighbouring fields to the rear.

Tenure Freehold.  
Council Tax Band D.  
EPC Rating D.





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance hall. There is an adjoining double-glazed window with obscure glass, a ceiling light point, a radiator, and multi-panel timber doors providing access to the downstairs WC and spacious lounge and enclosing a useful understairs cloaks cupboard which also houses the property's boiler.

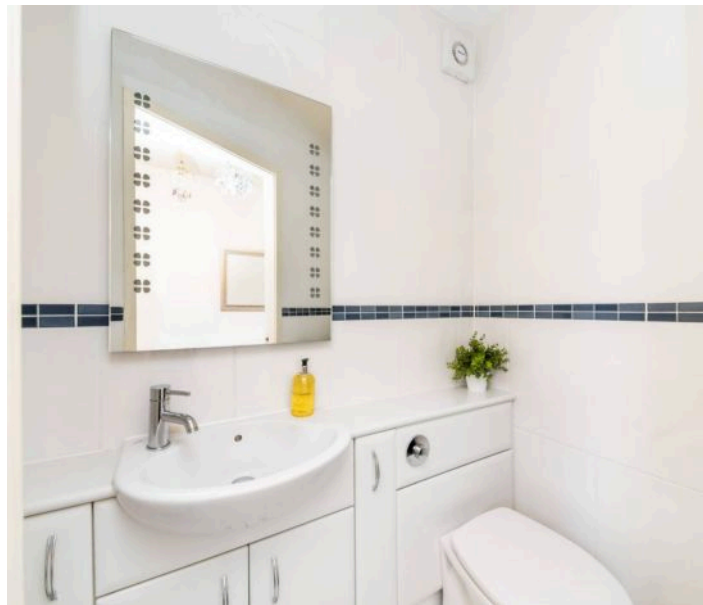
### DOWNSTAIRS WC

The downstairs WC features a modern two-piece suite comprising a low-level WC with concealed cistern and push-button flush which incorporates a wash hand basin with vanity cupboards beneath. There is tiling to the walls, vinyl tiled flooring, inset spotlighting to the ceiling, an extractor fan and a chrome ladder-style radiator.

### LOUNGE

18' 0" x 11' 0" (5.49m x 3.35m)

The lounge is a light and airy reception room which features two banks of double-glazed windows to the rear elevation taking full advantage of fabulous open-aspect views across the property's rear gardens and of neighbouring fields. There is decorative coving to the ceiling, two ceiling light points, two radiators, and multi-panel doors providing access to the kitchen and formal dining room/second reception room. The focal point of the room is the electric fireplace with decorative inset and hearth and ornate timber mantel surround.







### **FORMAL DINING ROOM / SECOND RECEPTION ROOM**

10' 6" x 9' 10" (3.20m x 3.00m)

This versatile space can be utilised in a variety of ways and features dual-aspect windows including a double-glazed window to the front elevation and a double-glazed sliding patio door to the rear elevation. The doors provide direct access to the gardens and offer panoramic views across the valley. There is decorative coving to the ceiling, a central ceiling light point and a radiator.

### **KITCHEN**

8' 10" x 8' 7" (2.69m x 2.62m)

The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a composite sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring gas on glass Zanussi hob with ceramic splashback, an electric fan-assisted Zanussi oven, a slimline dishwasher, plumbing and provisions for an automatic washing machine and tumble dryer, and space for a tall-standing fridge freezer unit. There kitchen benefits from soft-closing doors and drawers, tiling to splash areas, a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation and a double-glazed external PVC door to the side elevation.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first floor landing. There is a double-glazed window to the side elevation, a ceiling light point, a loft hatch providing access to a useful attic space, and multi-panel timber doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation providing breath-taking, open-aspect views across the valley.

### BEDROOM TWO

9' 7" x 9' 0" (2.92m x 2.74m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is a ceiling light point, a radiator, useful storage cupboards over the bulkhead for the stairs, and a bank of double-glazed windows to the rear elevation taking advantage of open-aspect views.

### BEDROOM THREE

8' 10" x 8' 9" (2.69m x 2.67m)

Bedroom three can accommodate a double bed and benefits from an array of fitted furniture which includes fitted wardrobes with display shelving, a dressing table/desk, overhead cabinets and a floor-mounted cupboard. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the front elevation providing pleasant views with Emley Moor Mast in the distance.





### HOUSE BATHROOM

8' 3" x 5' 7" (2.51m x 1.70m)

The house bathroom features a white three-piece suite comprising a P-shaped panel bath with thermostatic shower over and curved shower guard, a low-level WC with concealed cistern and push-button flush which incorporates a broad wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap. There is vinyl tiled flooring, tiling to the walls, a panelled ceiling with inset spotlighting, an extractor fan, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the front elevation.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a concrete driveway which leads down the side of the property to a detached garage. The front garden is low maintenance and features a gravelled area and a pathway leading to the front door and to the other side of the property where a gate encloses the rear garden.

### REAR GARDEN

Externally to the rear, the property features a predominantly lawn garden which sweeps across the side and rear of the property and takes full advantage of superb, open-aspect views over neighbouring fields. There are fenced boundaries and a flagged pathway which could be utilised as a seating area.

### GARAGE

Single Garage

The detached garage features an up-and-over door.













## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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