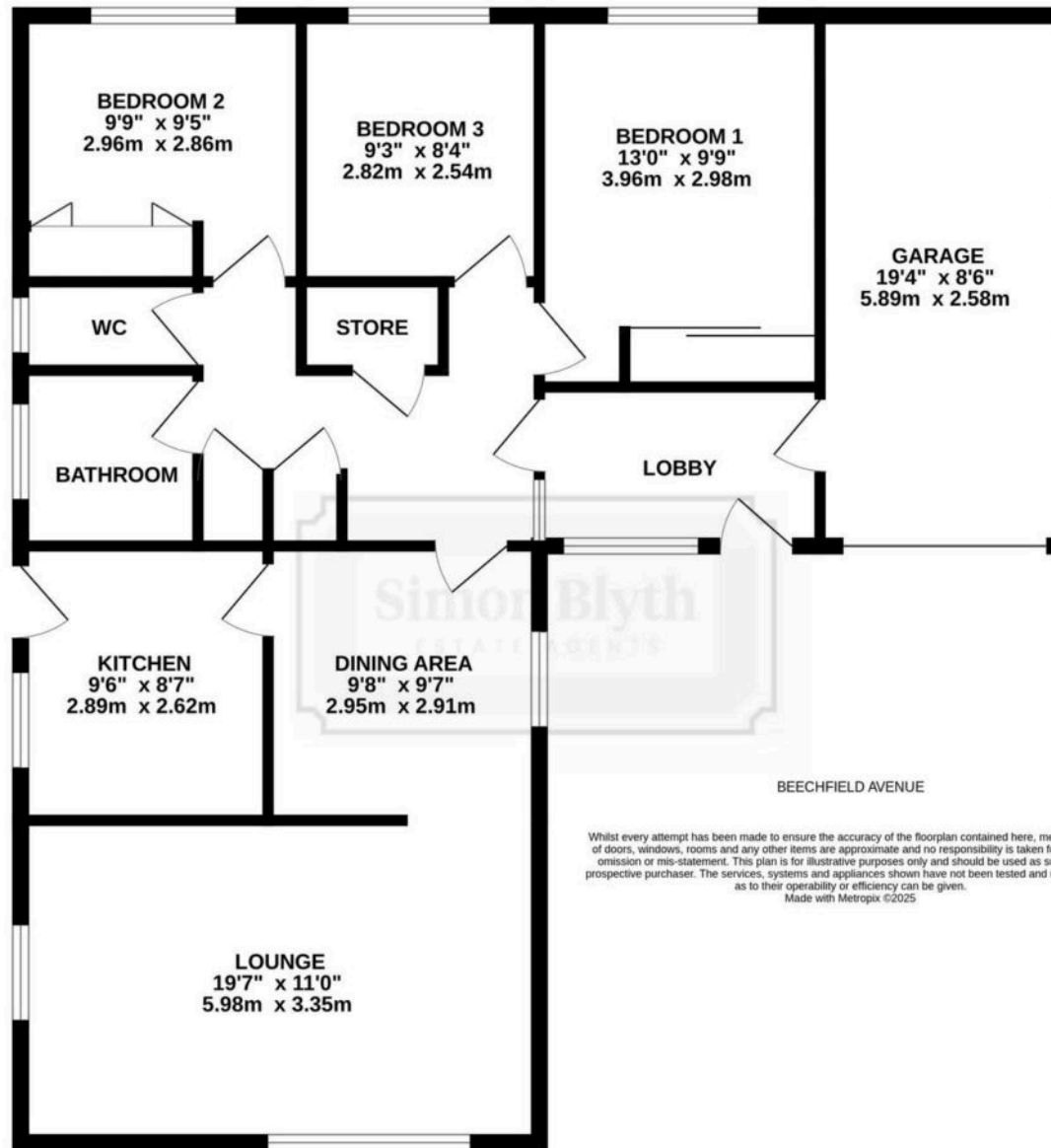




**Beechfield Avenue, Skelmanthorpe**  
Huddersfield, HD8 9BZ

Offers in Region of **£350,000**





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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## 27 Beechfield Avenue

Skelmanthorpe, Huddersfield, HD8 9BZ

OCCUPYING A FABULOUS POSITION IS THIS DETACHED, TRUE BUNGALOW, NESTLED IN A QUIET CUL-DE-SAC SETTING IN THE POPULAR VILLAGE OF SKELMANTHORPE. A SHORT DISTANCE FROM THE HIGH STREET, AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS OFFERED WITH **NO ONWARD CHAIN** AND BENEFITS FROM TWO RECEPTION ROOMS AND THREE BEDROOMS, COMPLEMENTED BY WELL MAINTAINED GARDENS TO THE FRONT AND REAR.

The property accommodation briefly comprises of entrance, integral garage, inner hallway, open-plan lounge and dining room, kitchen, bathroom, separate WC, three well proportioned bedrooms and integral tandem garage. Externally the property is approached via a driveway providing off street parking for multiple vehicles, with well stocked front garden laid to lawn with flower and shrub beds. To the rear is a low maintenance garden with lawn and patio with pleasant views towards Emley Moor Mast.

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





### ENTRANCE HALL

Enter into the property through a PVC front door with obscure glazed inserts. The entrance hall features an adjoining double-glazed window with obscure glass which provides a great deal of natural light, a ceiling light point, tiled flooring, a timber and glazed door leading into the inner hallway, and a door providing access to the integral garage.

### INNER HALLWAY

The inner hallway is carpeted and features a ceiling light point, a radiator, a wall light point, a loft hatch, doors providing access to the open-plan living dining room, three bedrooms, the house bathroom and separate WC, and further doors providing access to a great deal of storage, including a cloaks cupboard, a walk-in pantry and an airing cupboard which houses the floor-mounted boiler.







### OPEN-PLAN LIVING DINING ROOM

19' 7" x 20' 7" (5.97m x 6.27m)

The living dining room (19'7" x 20'7" max.) enjoys a great deal of natural light which cascades through triple-aspect windows to the front and side elevations. There is decorative coving to the ceiling, two wall light points, a central ceiling light point, a radiator, and a door providing access to the kitchen. The living area (19'7" x 11'0") is particularly spacious and features two radiators, three wall light points, and the focal point of the room is the living flame effect gas fireplace with a decorative inset and hearth and ornate timber mantel surround.







#### KITCHEN

9' 6" x 8' 7" (2.90m x 2.62m)

The kitchen features a range of fitted wall and base units with complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring gas hob with integrated cooker hood over and a double oven. There is space for a microwave and an under-counter fridge unit. The kitchen features tiling to the splash areas, under-unit lighting, a glazed display cabinet with glass shelving, a double-glazed window to the side elevation, a radiator, a tube light point, and decorative coving. Additionally, there is hardwood flooring and a double-glazed external PVC door with obscure glazed inserts to the side elevation.



### BEDROOM ONE

13' 0" x 9' 9" (3.96m x 2.97m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with views onto the gardens and towards Emley Moor Mast. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and an array of fitted furniture including floor-to-ceiling wardrobes with sliding doors, hanging rails and shelving in situ, a double headboard, and a bank of drawer units with freestanding bedside cabinets.

### BEDROOM TWO

9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom two is a light and airy double bedroom which takes full advantage of pleasant views onto the rear garden and towards Emley Moor Mast. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of fitted wardrobes with hanging rails and shelving in situ.

### BEDROOM THREE

9' 3" x 8' 4" (2.82m x 2.54m)

Bedroom three can accommodate a double bed with space for freestanding furniture. It features a bank of double-glazed windows to the rear elevation with pleasant views, decorative coving to the ceiling, a ceiling light point, and a radiator.





### **HOUSE BATHROOM**

The house bathroom features a three-piece suite comprising a low-level WC, a pedestal wash hand basin, and a panel bath with electric Mira Sport shower and glazed shower guard. There is tiling to dado height and splash areas, a ceiling light point, a radiator, and a double-glazed window with obscure glass to the side elevation.

### **SEPARATE WC**

The separate WC features a two-piece suite comprising a wall-hung wash hand basin and a low-level WC. There is tiling to the splash areas, a radiator, a ceiling light point, and a double-glazed window with obscure glass to the side elevation.

### **INTEGRAL GARAGE**

19' 4" x 8' 6" (5.89m x 2.59m)

The garage features an electric, remote-controlled, sectional, up-and-over door. There is lighting and power in situ, a bank of double-glazed windows to the side elevation, and to the rear of the garage is a utility area with fitted wall and base units, a stainless steel sink unit, plumbing and provisions for an automatic washing machine and space for further freestanding appliances, such as a chest freezer and tumble dryer.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which provides off-street parking for multiple vehicles in tandem and leads to the integral garage. The front garden is laid predominantly to lawn with well-stocked and mature flower, tree and shrub beds, and part-hedge and part-fence boundaries. There is a flagged pathway which leads to the front door and across the front of the property to a gate which encloses the side garden and leads to the rear. There are also external lights and an external plug point.

### REAR GARDEN

Externally to the rear, the property features an enclosed and particularly private garden which is laid predominantly to lawn with a flagged patio area, ideal for al fresco dining. There is currently a hardstanding with Wendy house in situ, part-wall and part-fence boundaries with well-stocked flower and shrub beds, and pleasant open-aspect views towards Emley Moor Mast. Additionally, there is a hardstanding with a greenhouse, external lighting, an external plug point and an external tap.

### DRIVEWAY

3 Parking Spaces

### GARAGE

Single Garage









## **VIEWING**

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

## **BOUNDARY OWNERSHIP**

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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.

## **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

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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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