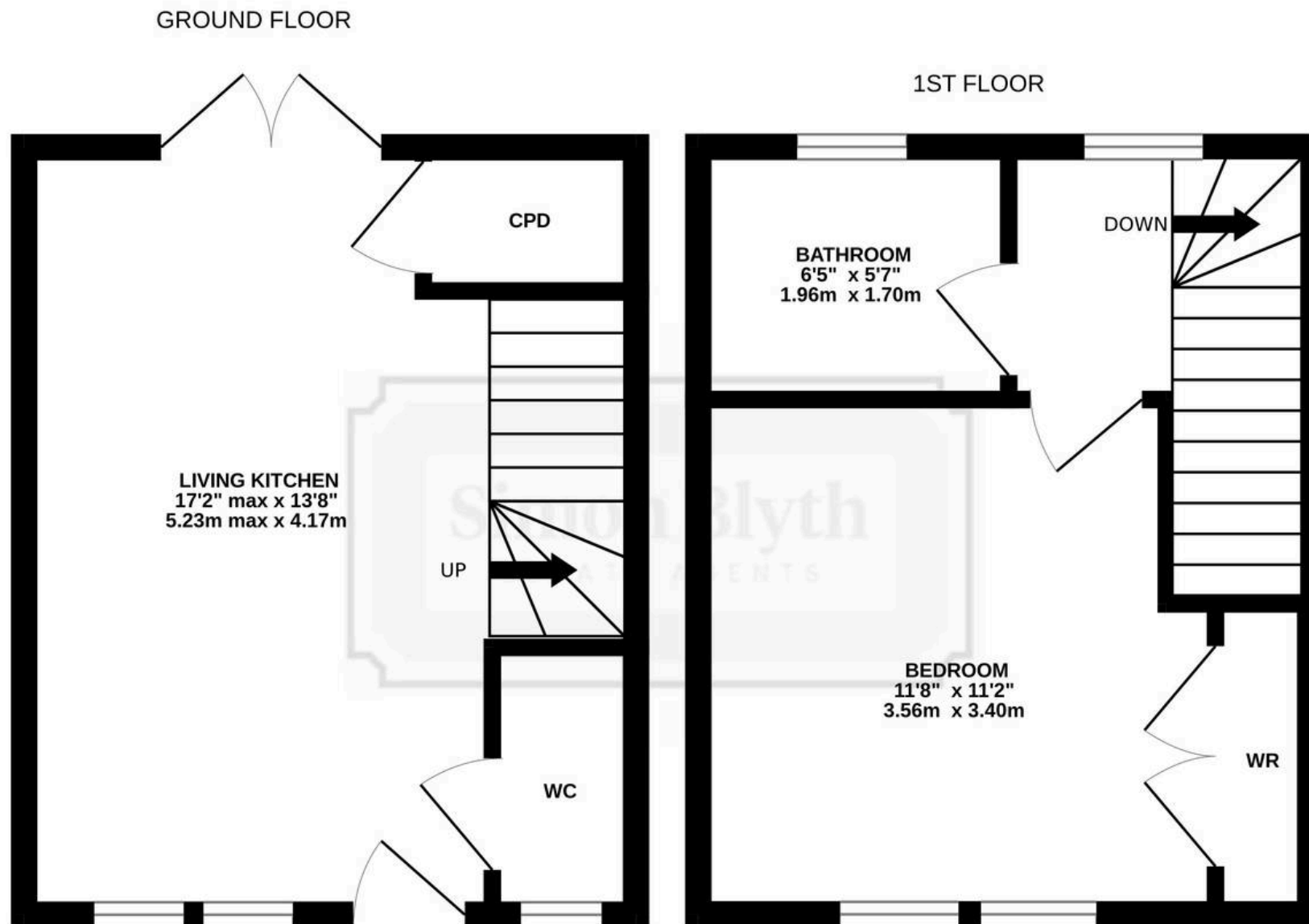




Station Road, Skelmanthorpe

Huddersfield, HD8 9BA

£168,000



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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52a Station Road

Skelmanthorpe, Huddersfield, HD8 9BA

***** The starter home scheme provides a 20% discount off the market value for those who qualify. You must be a first time buyer between the age of 23 and 40, have a combined household income not exceeding £80,000 or be a current or former member of the armed forces who has been injured in service. *****

A SUPERBLY APPOINTED, STONE CONSTRUCTION, ONE DOUBLE BEDROOM HOME, OFFERED FOR SALE ON THE STARTER HOME SCHEME. BOASTING OPEN-PLAN DINING KITCHEN AND LIVING ROOM, DOWNSTAIRS WC AND HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT. SITUATED A SHORT DISTANCE FROM THE HIGH STREET AND IN AN IDEAL POSITION FOR COMMUTER LINKS.

The accommodation comprises downstairs WC and open-plan dining-kitchen and living room, with dual aspect and French doors leading to the rear garden to the ground floor. To the first floor is a spacious double bedroom with fitted wardrobes and the house bathroom. Externally to the front is an enclosed, low-maintenance garden with patio area, and to the rear is a low maintenance, Indian stone flagged patio. There is an allocated parking space in the parking area to the rear of the development.

Tenure Freehold.

Council Tax Band A.

EPC Rating B.



GROUND FLOOR

OPEN-PLAN LIVING KITCHEN ROOM

17' 2" x 13' 8" (5.23m x 4.16m)

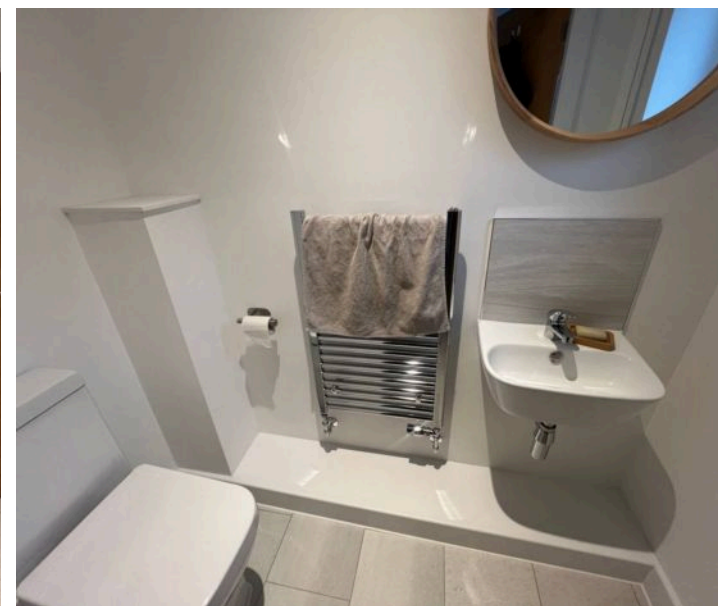
Enter into the property through a double-glazed, composite front door with obscure glazed inserts, into the open plan dining kitchen and living room. The kitchen area features fitted wall and base units with complimentary rolled edge worksurfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with high-quality built-in appliances which includes a four-ring ceramic hob with ceramic splashback and canopy style cooker hood over and a built-in electric fan assisted over. There is an integrated fridge and freezer unit and space and provisions for an automatic washing machine.

The ground floor accommodation features inset spotlighting to the ceilings, two radiators, and high-quality flooring. There are oak doors providing access to the downstairs WC and useful understairs storage cupboard. The lounge area has double-glazed French doors with integrated blinds that lead to the rear garden. There are television and telephone points in situ.



DOWNSTAIRS WC

The high-quality flooring continues through from the open plan living, dining and kitchen into the downstairs WC, which features a modern, contemporary two-piece suite, comprising of a low-level WC with push button flush and a broad wall hung wash hand basin with chrome monobloc mixer tap and tiled splash back. There is a chrome ladder style radiator, inset spotlighting to the ceiling, an extractor fan, and a double-glazed window with obscure glass to the front elevation.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite-winding staircase from the open-plan living, dining and kitchen, you reach the first-floor landing, which features a double-glazed window to the rear elevation. There is inset spotlighting to the ceilings, a radiator, and oak doors provide access to a double bedroom and the house bathroom.

BEDROOM ONE

11' 8" x 11' 2" (3.55m x 3.40m)

As the photography suggests, bedroom one is a generously proportioned, double bedroom, which has ample space for freestanding furniture. There is a bank of double-glazed, mullioned windows to the front elevation providing a wealth of natural light, inset spotlighting to the ceilings, a radiator, and a bank of floor to ceiling fitted wardrobes which have hanging rails and shelving in situ. Additionally, there is a loft hatch with drop down ladder which provides access to a useful attic space.

HOUSE BATHROOM

6' 5" x 5' 7" (1.95m x 1.70m)

The house bathroom features a modern, contemporary, three-piece suite which comprises of a panel bath with thermostatic shower over and glazed shower guard, a low-level WC with push button flush, and a broad wall hung wash hand basin with chrome monobloc mixer tap. There is attractive tiled flooring and tiling to the dado height and splash areas, inset spotlighting to the ceilings, a chrome ladder style radiator, an extractor fan and a double-glazed window with obscure glass to the rear elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property is accessed via a pedestrian gate which leads onto a stone flagged path to the front door. The garden is laid predominantly to lawn and features a further stone flagged patio area directly to the front of the property ideal for sitting out. There is an up-and-down light and part-wall and part-fence boundaries.

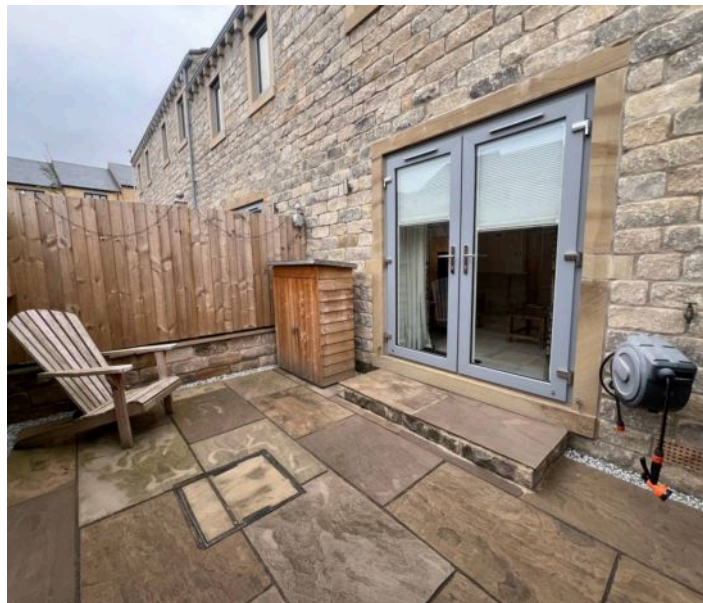
REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and enclosed rear garden, which features an Indian stone flagged patio ideal for alfresco dining and barbecuing. There are attractive stone wall and fenced boundaries, external up and down lights, an external tap and a pedestrian access gate to the rear of the property that leads into the development.

PARKING

1 Off-Street Parking Space

The property benefits from an allocated parking space with EV charging point which is situated to the rear of the property, where there is a useful pedestrian access gate leading into the rear garden.



ADDITIONAL INFORMATION

Starter Homes is a relatively new scheme introduced by the government to help first time buyers get a foot on the housing ladder. Currently there are only a small number of housebuilders offering this concept, and we're delighted to be one of them! Starter Homes will be available for first time buyers and they will receive a 20% discount off the market value of the home. The scheme is available on homes where the discounted price is less than £250,000.

HOW DO I QUALIFY?

You must be aged between 23 and 40. You are over 40 but are acquiring an interest in the home with a first time buyer who is aged between 23 and 40. You are a current or former member of Her Majesty's Armed Forces who was injured in service. Your gross combined household income must not exceed £80,000.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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