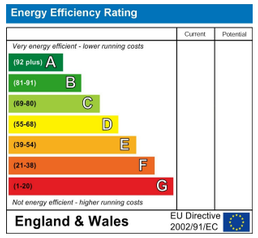
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage




FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 148a Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DS

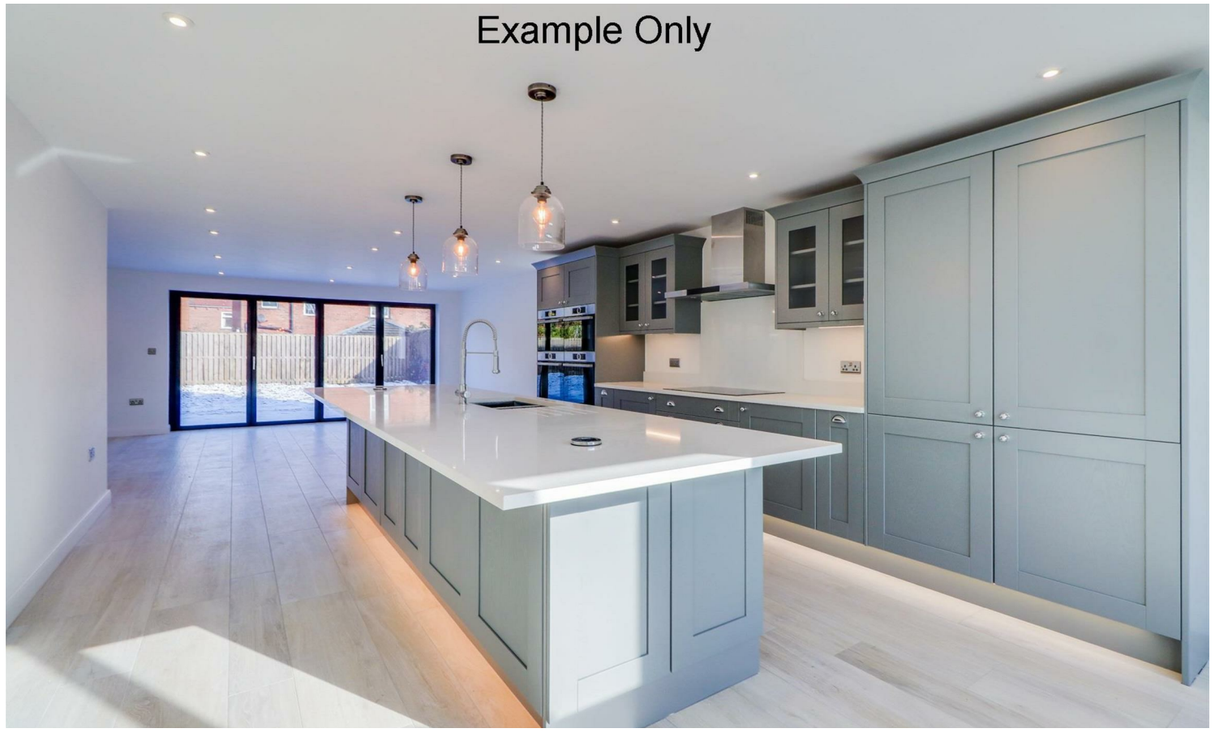
## For Sale Freehold £565,000

An individual generously proportioned new built four bedroom detached family house, situated in Skelmanthorpe with potential for the buyer to have extensive input into the finishing details of kitchen and bathrooms.

The property briefly comprises of the entrance hall, understairs storage, living room, downstairs w.c. and open plan kitchen/dining room with utility. The ground floor benefits from underfloor heating.
The first floor landing leads to three bedrooms with bedroom two boasting en suite shower room, the house bathroom and the snug. Stairs lead to the principal bedroom located on the second floor with en suite bathroom, walk in wardrobe and store. Outside to the front, there is a tarmacadam driveway providing ample off road parking for several vehicles leading to the single detached garage. A stone paved pathway leads to the enclosed rear garden with stone paved patio with the option of turfing it or paving or other.

Situated in Skelmanthorpe, the property is well placed to local amenities including shops and schools. For those looking to travel further afield, Denby Dale and Shepley train stations are only a short drive from the property.

Ideal for the growing family, a viewing is highly recommended.




## ACCOMMODATION

### ENTRANCE HALL
19'2" x 9'3" (max) x 4'4" (min) (5.85m x 2.82m (max) x 1.34m (min))
UPVC double glazed window to the front and stairs to the first floor landing with partial glass handrail. Doors leading to the living room, kitchen/dining room, downstairs w.c. and understairs storage.

### LIVING ROOM
14'4" x 15'1" (4.38m x 4.62m)
UPVC double glazed windows to the front and side.

### W.C.
6'4" x 3'5" (1.95m x 1.05m)
Low flush w.c.

### KITCHEN/DINING ROOM
30'2" x 15'11" (max) x 13'6" (min) (9.2m x 4.86m (max) x 4.13m (min))
Set of anthracite bi-folding doors, three skylights and access to the utility. The bespoke kitchen will be finished to include Quartz or granite work tops and with internal appliances.

### UTILITY
11'8" x 5'7" (3.57m x 1.72m)
Composite door with frosted glass pane leading to the side of the property and UPVC double glazed window to the rear.

### FIRST FLOOR LANDING
Partial glass bannister, doors to three bedrooms, the house bathroom and snug.

### BEDROOM TWO
10'7" x 11'8" (max) x 8'6" (min) (3.25m x 3.56m (max) x 2.61m (min))
Central heating radiator, UPVC double glazed window to the front and access to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
3'10" x 8'7" (1.19m x 2.62m)
UPVC double glazed frosted window to the side. There will be a choice of bathroom and sanitary ware from Easy Bathrooms.

### BEDROOM THREE
12'7" x 11'9" (3.84m x 3.59m)
Central heating radiator and UPVC double glazed window to the rear.

### BEDROOM FOUR
11'10" x 9'4" (3.62m x 2.87m)
UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.
8'10" x 6'2" (2.71m x 1.9m)
UPVC double glazed frosted window to the side. There will be a choice of bathroom and sanitary ware from Easy Bathrooms.

### SNUG
7'0" x 5'11" (2.14m x 1.81m)
Central heating radiator, UPVC double glazed window to the front and stairs with partial glass handrail to the second floor.

### BEDROOM ONE
22'3" x 17'9" (max) x 15'1" (min) (6.8m x 5.42m (max) x 4.6m (min))
Two central heating radiators, skylight and further UPVC double glazed window to the front. Loft access and bannister with partial glass handrail. Access to the en suite bathroom, walk in wardobe and further store.

### EN SUITE BATHROOM/W.C.
12'2" x 7'2" (3.71m x 2.2m)
Skylight, space and plumbing for a shower cubicle and separate bath. There will be a choice of bathroom and sanitary ware from Easy Bathrooms.

### WALK IN WARDROBE
11'0" x 4'11" (3.36m x 1.5m)
Central heating radiator and space for LED ceiling spotlights.

### OUTSIDE
To the front of the property there is a tarmacadam driveway providing ample off road parking for several vehicles. There is a shared responsibility to maintain the driveway and access which is shared by the three properties (however please note this is owned by neighbouring property with rights of access for 148a). There is a single detached garage (5.95m x 2.98m) with electric up and over door, power and light within. A stone paved pathway with pebbled border wraps around the side of the property into the rear garden incorporating stone paved patio area, perfect for outdoor dining and entertaining, with the option of turfing it or paving or other. The rear garden is fully enclosed by walls and timber fencing. External lighting.

### STORE
9'6" x 14'9" (max) x 3'5" (min) (2.9m x 4.52m (max) x 1.05m (min))
Water tank and Ideal boiler is housed here.

### PLEASE NOTE
The kitchens and bathrooms are for illustrative purposes only and are taken from previous developments done by the builder, to show examples of the finish and specification which can be expected.

### FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.