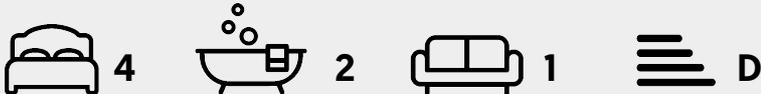




## Land adjacent 146 Commercial Road, Skelmanthorpe, Offers In The Region Of £225,000



A freehold building plot available with full planning permission for a four bedroom detached house, situated in this popular residential area. Works already completed include full completion of the garage, site clearance, connecting the site to mains sewers and drawing up of building regulations documentation.

Planning permission was granted under ref: 2023/93310 for this detached house on the 24th June 2024. The plans provide for an individual house that has a central reception hall with a guest toilet off to the side. The principal living room has windows to both the front and side and double doors that lead through into a 9.4m living/dining/kitchen that has an atrium style roof, as well as windows and bi-folding doors out to the rear. There is a separate utility room in addition, as well as a second reception room, which could be used just as easily be used a fourth bedroom. On the first floor the principal bedroom is situated to the rear with an en suite shower room, with two further double bedrooms being served by a family bathroom with provision for a four piece suite. Outside, the property is will be approached via a double gated drive that leads up to a detached garage, as well as a parking/turning area. The property will benefit from gardens to both the front and rear.

The property stands in a commanding position overlooking Commercial Road, whilst being accessed from New Lane to the side. Situated in the desirable area of Skelmanthorpe, the property is well placed for local amenities including shops, schools and recreational facilities. For those seeking to travel further afield, Denby Dale and Shepley train stations are only a short drive away.

