



28 Station Road Skelmanthorpe, HUDDERSFIELD



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£650 pcm / £750 Bond

THIS 3 BEDROOM PROPERTY IS LOCATED IN THE SOUGHT AFTER VILLAGE OF SKELMANTHORPE. THE PROPERTY IS NEUTRALLY DECORATED & SPACIOUS THROUGHOUT. COMPRISING LOUNGE, DINING KITCHEN, TWO BEDROOMS &WC AND ON THE FIRST FLOOR WITH A BATHROOM AND A FURTHER DOUBLE BEDROOM ON THE SECOND FLOOR. EXTERNALLY THERE IS OFF ROAD PARKING & GARDEN.

#### LOUNGE

12' x 12' (3.66m x 3.66m) approx. Entering the property into the lounge, an inviting room decorated in neutral tones.

#### DINING KITCHEN

12' x 11' 1" (3.66m x 3.38m) approx. A large room situated to the rear of the home which has been recently refitted with a modern kitchen. There is more than enough room for a dining table and chairs. Door opens to stairs that rise to the first floor.

#### **BEDROOM 1**

11' 11" x 9' (3.63m x 2.74m) approx. Presented neutrally this bedroom is a double situated to the front of the home.

## **BEDROOM 2**

11' x 8' 8" (3.35m x 2.64m) approx.



A second double bedroom this time to the rear. Once again presented in a neutral palette.

# W.C.

The first floor benefits from a WC which of course houses the WC itself as well as pedestal hand wash basin.

#### MASTER BEDROOM

11' 11" x 8' 8" (3.63m x 2.64m) approx. The master bedroom is a great size room having Velux window allowing natural light to cascade into the room.

#### BATHROOM

Comprising a three-piece suite noting bath with shower over, WC and pedestal hand wash basin.

## FRONT

A low maintenance garden can be found to the front of the property offering great kerb appeal for the property.

## REAR

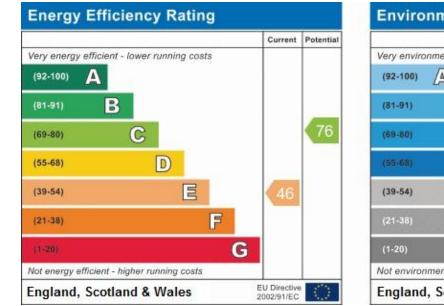
There is space to the rear to enjoy the outdoors which can alternatively be used for parking if required.











#### Environmental Impact (CO<sub>2</sub>) Rating Current Potential Very environmentally friendly - lower CO2 emissions A B C 73 D E 42 F G Not environmentally friendly - higher CO2 emissions EU Directive 2002/91/EC England, Scotland & Wales

599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP Telephone: 01484 428 336 Email: info@cornerstoneea.co.uk www.cornerstoneea.co.uk