



cornerstone  
ESTATE AGENTS

Baildon Way  
Skelmanthorpe, Huddersfield



## Baildon Way Skelmanthorpe, Huddersfield

Offers Over £230,000

EXPLORE THIS CONTEMPORARY THREE-BEDROOM SEMI-DETACHED RESIDENCE NESTLED IN A TRANQUIL CUL-DE-SAC, BOASTING PICTURESQUE VIEWS OF FIELDS STRETCHING TOWARDS EMLEY MOOR FROM ITS REAR ELEVATION. IDEALLY POSITIONED JUST A BRIEF STROLL FROM SKELMANTHORPE VILLAGE CENTER, IT OFFERS CONVENIENT ACCESS TO AN ARRAY OF LOCAL AMENITIES INCLUDING RENOWNED EATERIES, BARS, AND SHOPS, AS WELL AS ESTEEMED EDUCATIONAL FACILITIES. NATURE ENTHUSIASTS WILL DELIGHT IN THE SEAMLESS ACCESS TO SCENIC WALKS VIA NEARBY PUBLIC FOOTPATHS LEADING DIRECTLY INTO THE OPEN COUNTRYSIDE. AN EARLY VIEWING IS STRONGLY ADVISED TO FULLY GRASP THE CHARM AND ALLURE OF THIS PROPERTY.

Upon entry, you're greeted by a hallway offering ample space for shoe storage and granting access to the modern WC. This hallway seamlessly leads into the expansive living room-cum-diner, which spans the entire depth of the property. Bathed in natural light, this inviting space features a contemporary wall-mounted fire, a bay window overlooking the front elevation, and French-style patio doors opening onto the rear garden. Convenient under-stair storage adds to the functionality of the area.

The kitchen is thoughtfully designed with a selection of wood-effect wall and base storage units complemented by a stylish work surface. Integrated appliances include a fan-assisted electric oven with a four-ring hob and extractor hood. Under-counter plumbing is provided for a washing machine and tumble dryer, with additional space for a fridge-freezer. For those inclined, there's the flexibility to reconfigure the layout by relocating the internal wall, allowing for the creation of a spacious dining kitchen overlooking the rear aspect, should the buyer wish.



Ascending to the first floor, you'll find three bedrooms awaiting your exploration. The front-facing double room boasts a generous walk-in wardrobe offering abundant storage, complete with ample hanging space and additional storage options. Towards the rear, two additional bedrooms enjoy serene views towards Emley Moor, enhancing the tranquil ambiance of the space. Positioned centrally, a recently installed bathroom suite adorned with full tiling and featuring a contemporary three-piece suite awaits, providing both functionality and style. Completing this level, the landing presents a practical airing cupboard equipped with a radiator, adding to the convenience of the home.

To the front, parking is available for two vehicles with visitor spaces available nearby, a pathway leads down the side of the property and into the landscaped garden which is enclosed via fenced boundaries, features two patio areas with the central section laid to lawn and various planted shrubs around the garden.

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band C

EPC: TBC

What3Words: extension.roses.exporters

Parking: Driveway

## UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Gas Central Heating

Broadband: Copper Cable

Mobile Coverage: Check With Provider

## AGENT NOTES

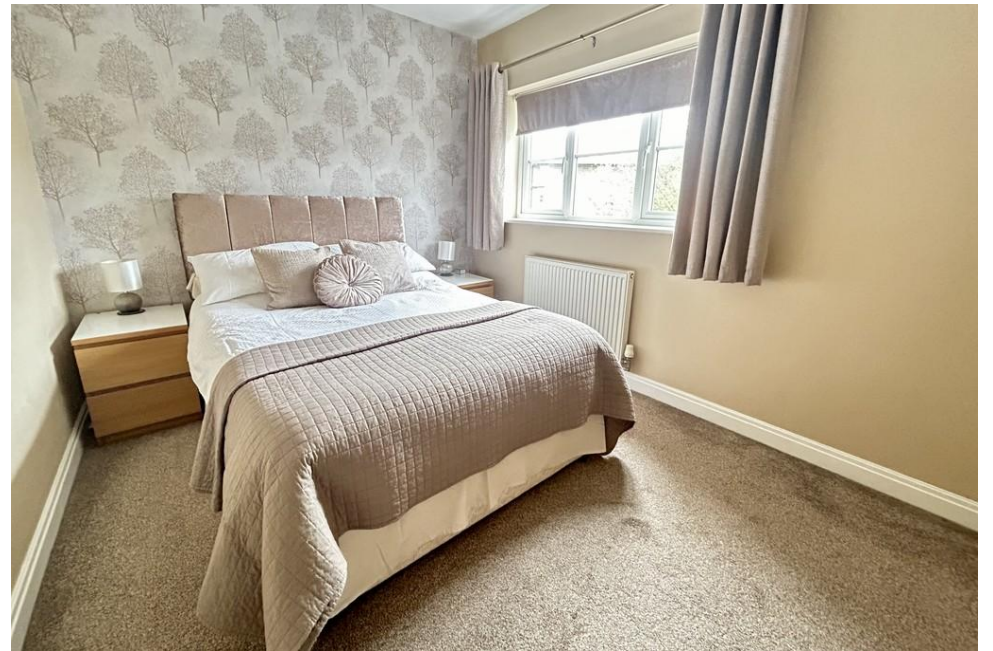
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

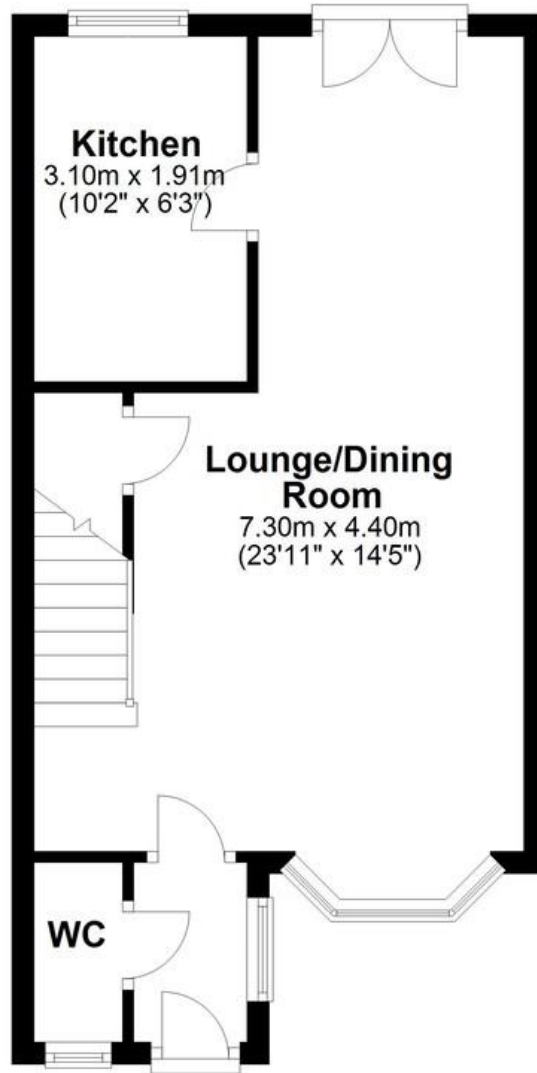
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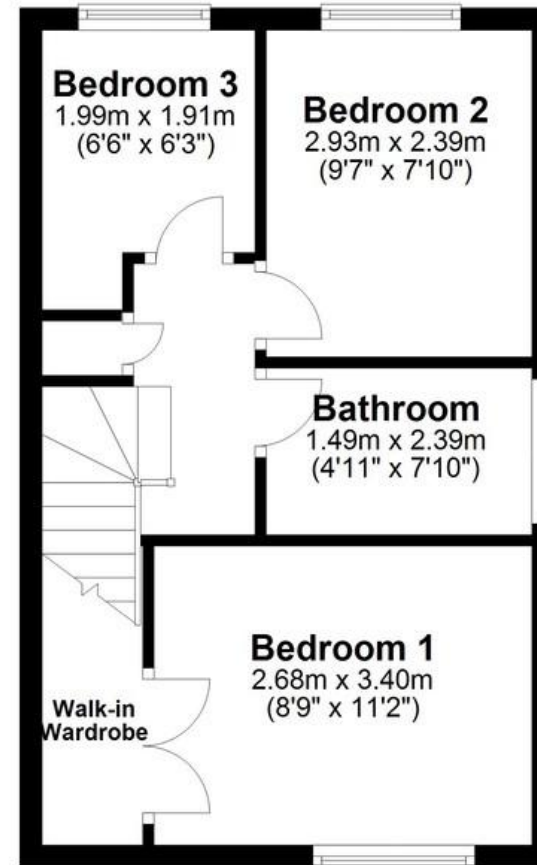
## Ground Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 67.7 sq. metres (729.0 sq. feet)