



**46 , Cumberworth Road, Skelmanthorpe,  
Huddersfield, West Yorkshire, HD8 9AP**

Price  
**£209,995**

### Property Features

- MODERN FITTED KITCHEN
- DOUBLE DRIVEWAY and DOUBLE GARAGE
- ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- 4 BEDROOMS and 4 BATHROOMS
- IDEAL FAMILY HOME

Speak with our Sales  
Adviser Today to Arrange a  
Viewing!

### Property Summary

OAKLEAF HOMES are pleased to offer a 4 BEDROOM END-TERRACE HOME located in the popular village of Skelmanthorpe comprising MODERN FITTED KITCHEN, SEPARATE DINING ROOM, LIVING ROOM, WC, 4 bedrooms, EN-SUITE to MASTER BEDROOM, ENCLOSED REAR GARDEN, DOUBLE DRIVEWAY and DOUBLE GARAGE. CALL TODAY TO ARRANGE A VIEWING!

**OAKLEAF HOMES**  
Older homes backed by Barratt.

[www.oakleafhomes.co.uk](http://www.oakleafhomes.co.uk)

0113 307 6958

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The ground floor of this FOUR BEDROOM HOME offers a MODERN FITTED KITCHEN complete with built in oven, 4 ring gas hob, extractor, tiled flooring, integrated fridge/freezer, integrated dishwasher and UPVC double glazed PATIO DOORS offering access to an enclosed REAR GARDEN. The ground floor is completed with LOUNGE, SEPARATE DINING ROOM and DOWNSTAIRS WC. Upstairs, there are FOUR BEDROOMS as well as the stylish FAMILY BATHROOM. The property boasts an EN-SUITE SHOWER ROOM to the MASTER BEDROOM and a further JACK and JILL shower room to bedrooms 2 and 3.

Outside, to the rear, there's a DOUBLE DRIVEWAY leading to a DOUBLE DETACHED GARAGE as well as a LOW MAINTENANCE GARDEN combining patio and artificial grass.

CALL TODAY TO ARRANGE YOUR VIEWING - BEFORE IT'S TOO LATE!

#### LOCATION

This home enjoys an ideal position in this popular village for local schools and a fabulous range of LOCAL AMENITIES.

#### Specification:

â€¢ General: Gas central heating, UPVC double glazing

â€¢ Kitchen: tiled flooring, stainless steel sink with mixer tap, built in oven, 4 ring gas hob and extractor, recessed spotlights, integrated fridge/freezer, integrated dishwasher, wooden wall and base units with complimentary worktop

â€¢ Bathroom: Modern white suite comprising of pedestal sink, low flush WC, tiled splashback, panelled bath with shower attachment, wooden flooring and gas central heated radiator

#### WHY BUY A BUILDER'S PART EXCHANGE HOME?

â€¢ Reduced risk - The previous owner of this home has agreed to buy one of our new build homes, so there's less reason to worry about them dropping out

â€¢ Less stress - Buying this CHAIN FREE HOME offers more certainty and less worry

â€¢ Minimal delays - allowing you to move in sooner

## Map

