



2 Whistle Bell Court

Skelmanthorpe, Huddersfield, HD8 9ZH

A superb and spacious three bedroom end cottage built to the highest standard in natural tumbled stone with lovely far reaching views, south facing "sun trap" garden and off road parking with EV charge point. Immaculate throughout with high end features such as a Karndean flooring, Porcelanosa tiling and integral appliances to the kitchen open plan to the living area with bi-fold doors to the outside entertaining area. Briefly comprises entrance lobby, downstairs WC/cloakroom, kitchen, lounge, three good sized bedrooms, master with ensuite and a family bathroom. Garden and off road parking.

NO VENDOR CHAIN - balance of builders 10 year guarantee.

O.I.R.O £355,000

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- A STUNNING THREE BEDROOM NEW BUILD COTTAGE
- HIGH QUALITY FIXTURES AND FITTINGS WITH BALANCE OF BUILDERS GUARANTEE
- SOUTH FACING SUN TRAP ENCLOSED GARDEN AND FAR REACHING VIEWS
- OFF ROAD PARKING WITH EV CHARGE POINT
- OPEN PLAN LIVING ACCOMMODATION WITH BI-FOLD DOORS TO THE GARDEN
- EDGE OF VILLAGE LOCATION - NO VENDOR CHAIN

Entrance

WC/Cloakroom

4'10" x 3'1" (1.47m x 0.94m)

Kitchen

14'8" x 8'8" (4.47m x 2.64m)

Larder/Utility cupboard

6'4" x 2'6" (1.93m x 0.76m)

Lounge

15'5" x 11'3" (4.70m x 3.43m)

First Floor Landing

Bedroom 2

15'5" x 8'5" (4.70m x 2.57m)

Bedroom 3

10'4" x 8'7" (3.15m x 2.62m)

Bathroom

7'8" x 5'5" (2.34m x 1.65m)

Master Bedroom Suite

13'4" x 12'0" (4.06m x 3.66m)

Ensuite

7'5" x 5'3" (2.26m x 1.60m)

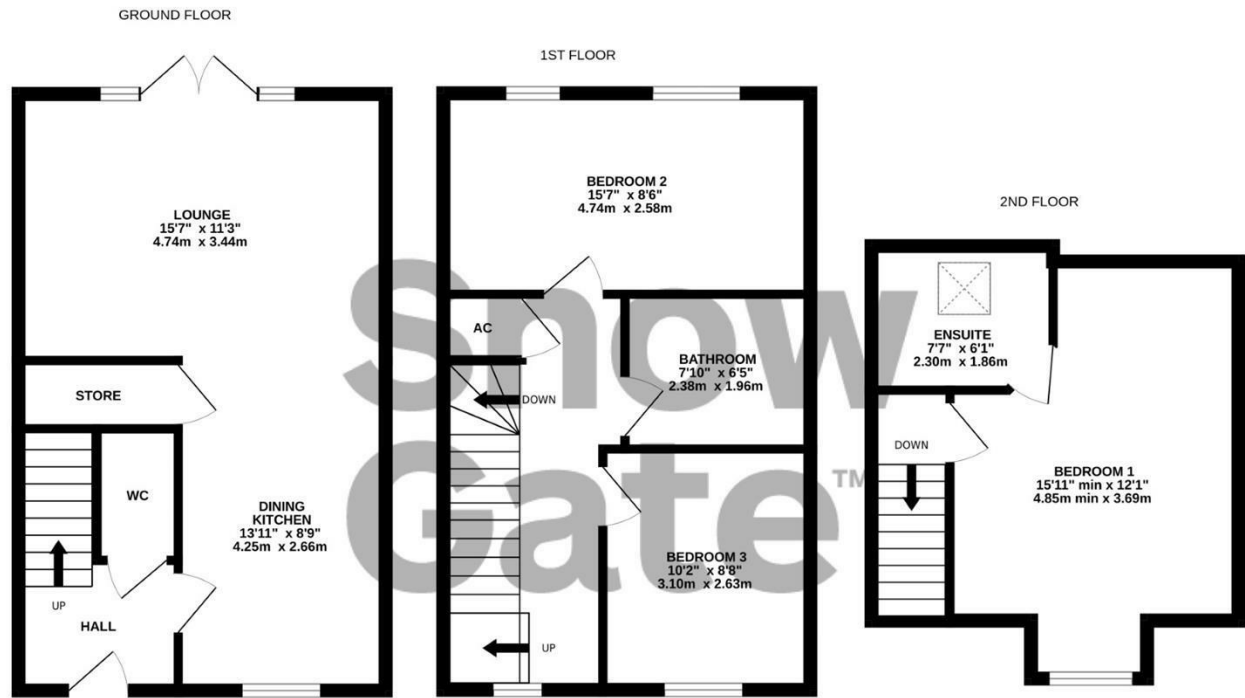


Directions

Heading down Station Road from Skelmanthorpe towards Emley, Whistle Bell Court is the second right hand turning after the roundabout.



Floor Plan

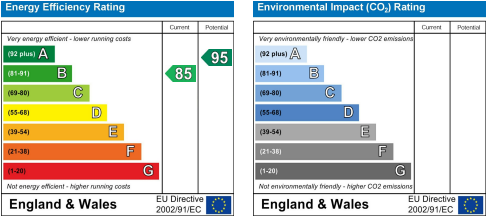


TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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