



4 Brambles Court

Skelmanthorpe, Huddersfield, HD8 9XT

A QUALITY DETACHED, FAMILY HOME, FINISHED TO AN OUTSTANDING STANDARD AND NESTLED IN A PRIVATE CUL-DE-SAC SETTING. POSITIONED JUST OUTSIDE THE SOUGHT-AFTER VILLAGE CENTRE OF SKELMANTHORPE, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM WITH BI-FOLD DOORS LEADING TO LANDSCAPED GARDENS, FIVE WELL PROPORTIONED BEDROOMS AND WITH PRINCIPAL BEDROOM HAVING WALK-IN WARDROBE/DRESSING ROOM AND ENSUITE SHOWER ROOM. Briefly comprises of entrance hall, downstairs WC, lounge, open-plan dining-kitchen and family room, and utility room. To the first floor there are five double bedrooms and the house bathroom, bedroom one having walk-in wardrobe/dressing room and ensuite, and bedroom two also having en-suite shower room. Externally there is a driveway leading to the integral double garage, to the rear is a landscaped garden. Please note the property has planning for a ground floor extension to enlarge what is already a really spacious and light family area off the kitchen.

£550,000

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- A STUNNING FIVE BEDROOM (TWO ENSUITE) DETACHED FAMILY HOME
- HUGE OPEN PLAN LIVING/DINING KITCHEN AND SEPARATE LOUNGE
- HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT INCLUDING FITTED WARDROBES
- BALANCE OF THE BUILDERS GUARANTEE AND LOVELY VIEWS
- ENCLOSED AND LANDSCAPED SOUTH WEST FACING REAR GARDEN
- INTEGRAL DOUBLE GARAGE AND PAVED OFF ROAD PARKING WITH EV POINT
- PLANNING PERMISSION GRANTED FOR SINGLE STOREY EXTENSION TO REAR

Entrance Hallway

Lounge

15'8 x 12 (4.78m x 3.66m)

WC

Integral Double Garage

18'3 x 14'9 (5.56m x 4.50m)

Open Plan Living Dining Kitchen

34'10 x 9'10 (10.62m x 3.00m)

Utility

7'3 x 5'6 (2.21m x 1.68m)

First Floor Landing

Master Bedroom

19'2 (max) x 12'0" (5.84m (max) x 3.66m)

Walk-in Wardrobe

Ensuite

8'4 x 4'2 (2.54m x 1.27m)

Bedroom 2

13'5 x 13'2 (4.09m x 4.01m)

Ensuite

8'9 x 7'5 (2.67m x 2.26m)

Bedroom 3

12'9 x 8'9 (3.89m x 2.67m)

Bedroom 4

12'5 x 8'9 (3.78m x 2.67m)

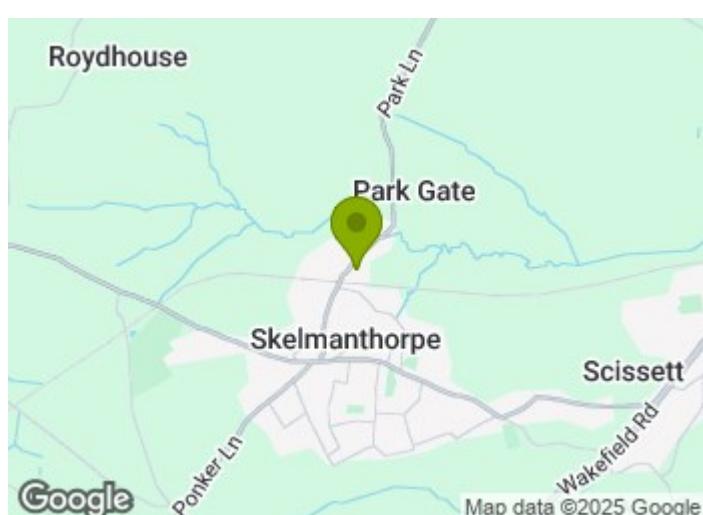
Bedroom 5

9' x 8'9 (2.74m x 2.67m)

Bathroom

9' x 7' (2.74m x 2.13m)

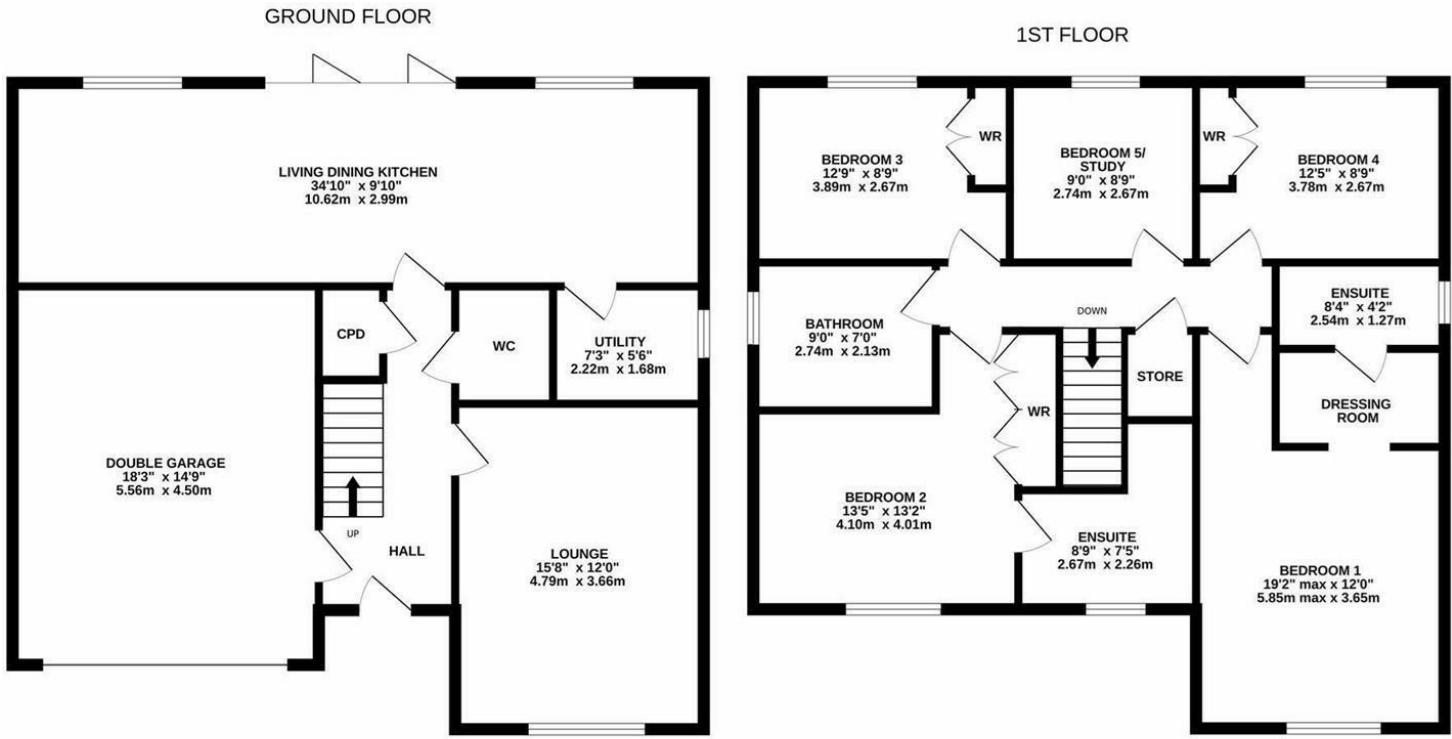
Garden and Parking



Directions



Floor Plan



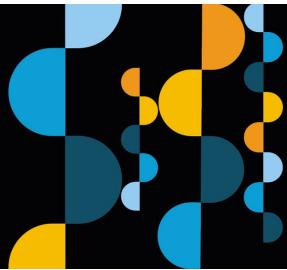
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Present	Current
Very energy efficient - lower running costs (92 plus) A		92	Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B	85	(81-91) B	(81-91) B
(69-80) C		(69-80) C	(69-80) C
(55-68) D		(55-68) D	(55-68) D
(39-54) E		(39-54) E	(39-54) E
(21-38) F		(21-38) F	(21-38) F
(1-20) G		(1-20) G	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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