



## 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

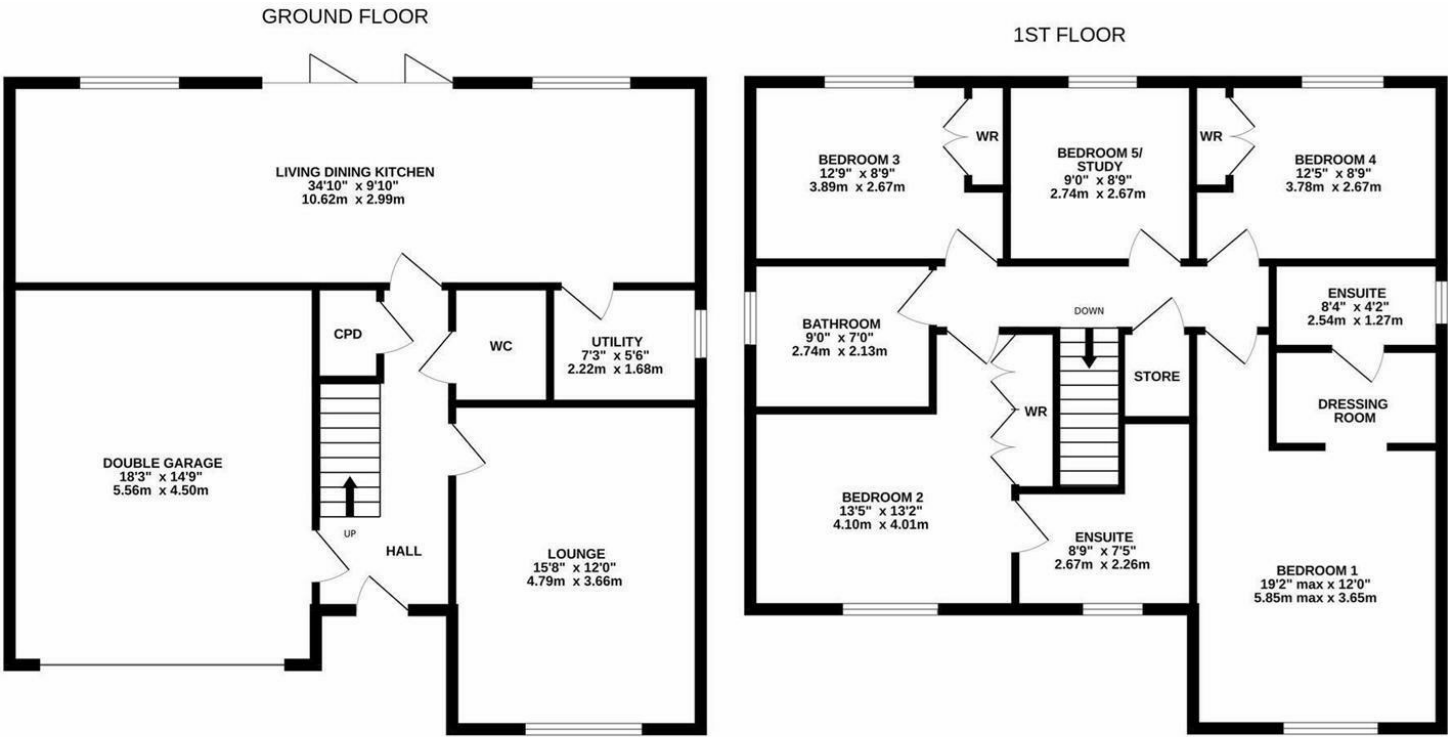


## Directions





Floor Plan



BRAMBLES COURT

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