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Paddock Close
Skelmanthorpe, Huddersfield



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Offers Over £750,000

MANDALAY IS A HIGH SPECIFICATION NEW BUILD DETACHED DORMA BUNGALOW. IT IS SET BEHIND ELECTRIC GATES WITH A WRAP AROUND GARDEN. THE PROPERTY IS A 5 BEDROOM AND 3 BATHROOM WITH INTEGRAL GARAGE AND LARGE PRIVATE DRIVE.

On approach to the property you are met by the 2 electric gates to gain access. There is also a separate pedestrian gate to gain access to the home. The property has parking for around 6 cars on the drive way as well as an integral garage with electric roller door. The garage houses the boiler, water tank and electric box. The property is fully alarmed and also has a video and audio doorbell, including CCTV.

The garden can be accessed via each side of the house. With a flagged path round the property leading to the main garden area. The grounds are mostly grassed but also has a patio area to hold summer soirees.

Entering the property you are greeted with an abundance of natural light. Immediately in front of you there is storage for all outdoor garments to be kept away neatly and out of sight. The décor throughout the whole property is white and allows you to put your own stamp on it. LED spot lights are continued throughout as well as having contemporary white radiators.

Through the glass partition doors is the airy living area on a split level with the dining room. The Artisan gas fire is the main feature in this room along with the feature black glitter wallpaper. With neutral white décor this room has the potential to be kept light and open or be made to have a really cosy homely feel.

The dining area has scope to display a significantly sized table and chairs with ease. The large sliding French doors leading out onto the rear garden.

Leading on from the dining area is the kitchen. White units provides ample storage which continue under one side of the island making the other side available to be a breakfast bar. The contrasting black granite effect work surfaces are continued throughout. The composite sink basin is dark grey and stone effect with a swan neck mixer tap. There is a built in dishwasher housed just to the left of the sink. All other appliances are free standing such as the LG door in door fridge freezer, Stoves oven with 7 gas ring hob and Range Master overhead extractor fan. There is also space for a washing machine and dryer.

The office has light grey built in units down one side of the room with soft close draws and doors. The perfect space for a home office.

With triple windows on one wall this allows large amounts of light to enter into this room. The room incorporates built in storage with shelves down both side and a hanging rail ideal for wardrobe space.

This is the smallest of the bedrooms however still a generous size double room located towards the back of the property overlooking the garden.

With a modern white 3 piece suite the lavish bathroom also includes a full length heated towel rail. Light grey tiles used throughout the bathroom with a feature strip of sparkly tiles. The suite has shower over bath with a circular waterfall head shower, a close coupled W.C and basin built into the units. To the end of the bath there is also storage for a laundry bin, cleaning products or towels.

A very well presented room that again has plenty of storage and is a perfect room for a person of any age. This room has built in light grey half mirror door wardrobes as well as storage space built into the right wall. This storage has three shelves either side and also has a hanging rail.



Accommodating abundant amounts of storage from the built in wardrobes as well as closed off storage on entering the room. All storage has soft close doors. The built in furniture also has space for a king size bed with prebuilt in bed side cabinets. This room is decorated with white and grey marble effect tiling all round and houses a white 3-piece en-suite with shower, wash basin and W.C along with white detailed units. There is also a heated towel rail and LED mirror.

Leading upstairs is an oak banister with glass inserts. This vast space can be used as a various amount of things from the master suite, self-contained annex or games room. The sky lights flood the room with natural light which makes it feel fresh and open. There is a storage space to one end of the room which could easily be turned into a walking wardrobe if needed. The en-suite in that room is a double walk-in shower with a circular waterfall shower head, close coupled W.C and sink basin built into the units. Light grey is the décor of choice and is continued over all walls.

LOCATION

Mandalay enjoys all the amenities that Skelmanthorpe has to offer. A short walk into the village takes you to a post office, Co-operative store, florists, boutique shop, gin bar, coffee house any many more. Two primary schools lead into Scissett Middle School and the area benefits from being in the catchment for Shelley College which offers a 6th form for further education. By car, Leeds City Centre and Meadowhall can be reached in just around half an hour and Denby Dale Village has a local train station providing free parking that easily reaches Sheffield, Huddersfield and many notable local villages between.

Redevelopment of part of the Savoy Club has been completed into a new Youth and Community Centre. This includes a new car park, outdoor 5-a-side court, sports hall with a stage, meeting room and cafe. The surrounding district is favoured by ramblers and equestrian pursuits with bridleways and woods offering many a countryside pursuit.

WHAT3WORDS ///sweep.expand.saturate

AGENT NOTES

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 267.3 sq. metres (2877.0 sq. feet)





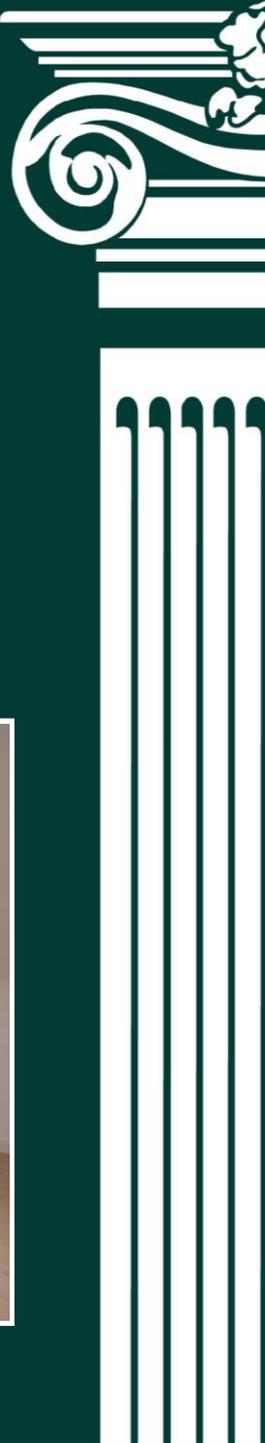
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