



## 65 Commercial Road, Skelmanthorpe

This unique detached house offers huge potential to renovate with larger accommodation than is expected from a first look. It appears to be single storey from the front but is actually arranged over 2 floors with approximately 1500 square feet of living space. This includes: entrance hall, lounge, dining room, dining kitchen, rear hall, bathroom, 2 store rooms and a ground floor bedroom. Upstairs there are 2 further large double bedrooms. Externally, there are small garden areas to the front, side and rear with driveway parking and a dilapidated outbuilding at the rear. For sale with no vendor chain.

### Holmfirth

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### Slaithwaite

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## Accommodation:

### GROUND FLOOR

#### Side Porch

A small glazed extension to the side of the building with door into the kitchen.



#### Dining Kitchen 12' x 11'11"

With window to the front, fitted units with laminated worksurfaces and stainless steel sink unit, plumbing for washing machine and central heating radiator.



#### Dining Room



#### Dining Room 15'4" x 11'11"

With tall windows to the side elevation, window to the rear, stone corner feature fireplace, central heating radiator.



#### Lounge 15'4" x 13'6"

With window to the rear, stone corner feature fireplace with solid fuel burning stove, central heating radiator.



### Rear Hall

With rear entrance door, 2 recessed storage cupboards (one of which houses the central heating boiler).



### Bedroom 1 15'7" x 11'11"

A large double bedroom or reception room if required. With windows to the front and central heating radiator.

## FIRST FLOOR

### Landing

With access to the under eaves storage area.



### Bathroom 8'10" x 5'11"

With three piece suite in white comprising low flush wc, pedestal washbasin and bath.



### Bedroom 2 22'8" x 15'1" (11'2"min)

A large double bedroom with 2 windows to the rear, 2 central heating radiators and fitted cupboard.



### Entrance Hall

A spacious front entrance hall with staircase to the first floor and central heating radiator.



### Bedroom 3 14'8" x 11'11"

Another good sized double bedroom with window to the rear, central heating radiator and door leading to the under eaves storage cupboard.



## **OUTSIDE**

There are overgrown gardens to the front, side and rear of the building which include a driveway / parking area in front of the house. There is also an outbuilding at the rear.

### Additional Information

The property is Freehold; Energy rating 34 (Band F); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and variable in-home with a range of suppliers.

### Viewing

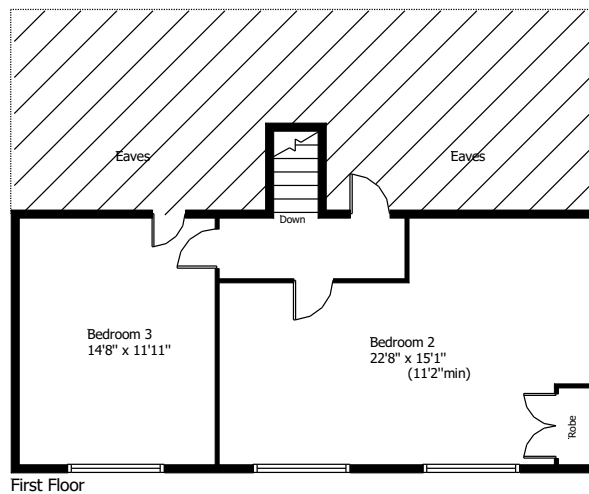
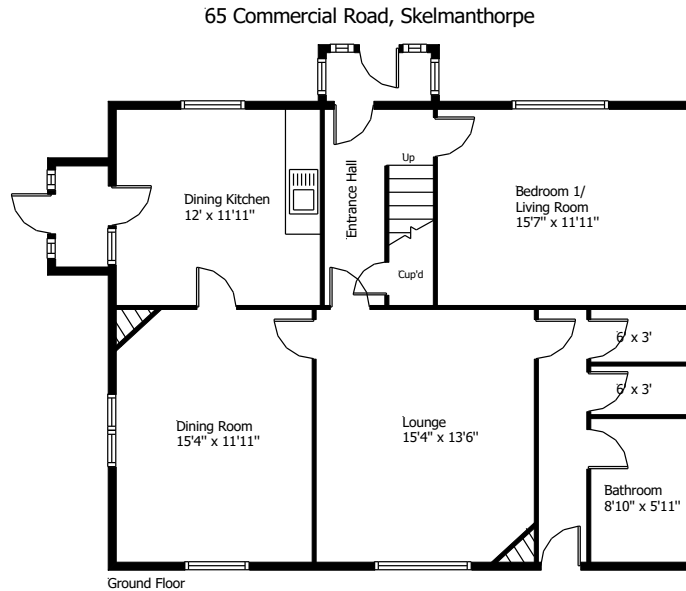
By appointment with Wm Sykes & Son.

### Location

Head through the centre of Skelmanthorpe on Commercial Road. The property will be found on the left hand side, just after the Premier Shop down a shared driveway.

### Note

The area of land between driveway and Commercial Road is not owned by this property.



This floor plan is for illustrative purposes only and may not be to scale.  
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.  
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