



1 Paddock Way, Skelmanthorpe

An impressive generous sized four-bedroom detached family home with modern appointments and flexible living accommodation in a cul de sac location and in the much-admired village of Skelmanthorpe with its many and varied amenities, highly regarded school catchment area and well positioned for the motorway network. The property boasts a spacious dining kitchen, lounge as well as a play room/formal dining as well as a separate home office. All of the bedrooms are doubles, there are two ensembles and the property sits on a select cul de sac opposite open green space with established trees. The accommodation briefly comprises: entrance hallway, WC, dining kitchen, utility, lounge, play room, study, first floor landing, four bedrooms, two with ensembles and a house bathroom. Early inspection is highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained by a double-glazed door with a side double-glazed window into this particularly spacious entrance hallway which gives a great and welcoming first impression to this family home. Stairs rise and angle through to the open gallery landing above, there is a central heating radiator and doors lead off.



Play Room/Formal Dining Room

Play Room/Formal Dining Room 11'9" x 10'0" max into bay

The play room has a double-glazed bay window to the front with internal shutters and central heating radiator. The room has a door which gives access directly through to the kitchen which buyers may consider removing or retaining depending upon their intentions of the room. It is currently used as a play room but buyers may consider a variety of uses.



W.C.

4'9" x 4'5" overall max

Comprising of a two-piece suite in white including a low-level flush WC and pedestal hand wash basin. The room is tiled to half height, has a central heating radiator and an obscure double-glazed window.



Study

12'0" x 7'1"

Located to the front of the property this room may offer a variety of uses but it's currently used as a home office. The room has a double-glazed window allowing a front aspect and a central heating radiator.



Lounge

16'10" x 12'0"

This good-sized family room benefits from a high degree of natural light courtesy of the glazed French doors with windows to each side. There are views and access to the property's rear garden as well as views beyond over neighbouring rooftops.



Dining Kitchen



Dining Kitchen

21'5" x 13'0" max

This generous proportioned and welcoming family space. The kitchen has units to the high and low level, there is an integral dishwasher, twin electric ovens, integral fridge freezer, gas hob with stainless steel backcloth and extractor hood over. There is a one and a half full stainless steel sink unit with mixer tap over, inset spotlights to the ceiling and in the room as a whole there are two central radiators. From the kitchen area, there is an open recess with the door leading through to the previously described playroom and door opens to the utility. In the main body of the room there is adequate space for a good size dining table where there are glazed French doors with windows to either side and a further window in the main kitchen area to allowing a rear garden aspect.



Utility

6'11" x 5'4"

With units to the high and low level there is plumbing for an automatic washing machine in the corner cupboard, which houses the property's gas fired central heating boiler. Here there is a double-glazed external access door and a central heating radiator.

FIRST FLOOR



Landing

The landing has a gallery aspect down to the hallway below and generous built-in cupboards which has the property's hot water tank. There is central heating radiator, access to the loft access point and doors lead off.



Bedroom 1



Bedroom 1

16'11" x 11'9" max

This appealing double bedroom has windows to the front and rear aspect through the dressing area and in the main bedroom. There is a central heating radiator and open through to the walk-through dressing area with built-in wardrobes to the left and the right and another central heating radiator.



En Suite

8'6" x 7'1" max

Comprising of a four-piece suite in white including a low-level flush WC, pedestal hand wash basin, bath and separate shower cubicle with both hand and rain-head shower attachments. The room has an extractor fan, and spotlights to the ceiling. The room has a towel rail style central heating radiator and appropriate tiled splashbacks.



Bedroom 2 12'0" x 10'6" max

This double bedroom is located to the rear of the property with two double-glazed windows and central heating radiator and the door gives access through to the ensuite.



Bedroom 3 12'0" x 10'9" max

Located to the front of the property another good size double bedroom with central heating radiator and double-glazed window allowing views to the property's front and established trees beyond.



En Suite 8'10" x 3'9"

Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and shower cubicle. The room has a towel rail style central heating radiator, extractor fan and the appropriate tile splashbacks.



Bedroom 4 9'9" x 9'0"

The fourth bedroom and another double with similar outlook to that of bedroom three courtesy of the double-glazed window and central heating radiator.



Bedroom 3



House Bathroom

9'8" x 6'8" max

Comprising of a four-piece suite in white including a low-level flush WC, pedestal hand wash basin, bath and separate shower cubicle. There is an obscure double-glazed window, appropriate tiled splashbacks, extractor fan and towel rail style central heating radiator.



Outside Front

Immediately to the front access via a paved pathway with established planting to the side and a small lawn area with seating which curves around to the driveway at the side which is suitable for the off-road parking of two potentially three vehicles.

Garage

This single detached garage has an open and over door internally there is power and lighting and a pitch roof offering additional over storage.



Rear Garden

The garden has a good-sized paved area suitable for an extension of the family life and outside entertaining and the path continues to the French doors from the lounge and the lawn runs through to the rear wall and to the back of the property's garage.

Viewing

By appointment with Wm. Sykes & Son.

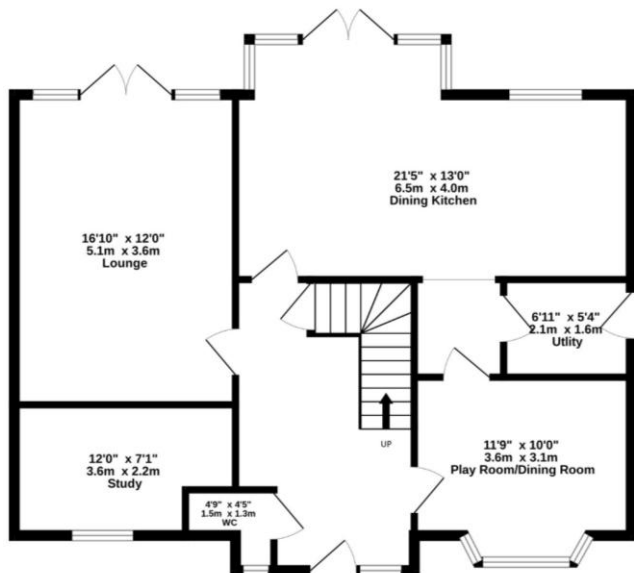
Location

From Skelmanthorpe village centre with the Co-op Food Store on your left proceed along Commercial Road for approximately three hundred yards and Paddock Way is on the left. No. 1 is immediately on your left on a cul de sac at the end. It is recommended when viewing to park here and not turn down the cul de sac to where no. 1 is.

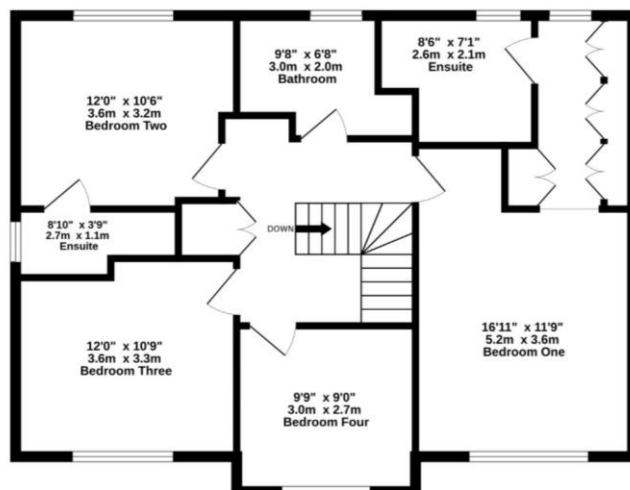
Additional Information

- Council Tax Band F
- Tenure – Freehold
- Energy Rating 85 (Band B)
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Heating – gas central heating
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.
 - Please Note: We are informed by the owners that they pay an estate management fee which is payable every 6 months which has varied marginally dependent upon the work undertaken but it is in the region of £100 to £150.

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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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