Wm Sykes & SON EST. 1866

Offers in the region of

£335,000



182 Commercial Road, Skelmanthorpe

A most deceptive three-bedroom semi-detached home with a living dining kitchen extension to the rear, which is over eighteen by fourteen feet, and an attic conversion to offer another double bedroom option. Located in the popular village of Skelmanthorpe with its many and varied amenities, bars and eateries the property boasts far reaching views to the front that are sure to impress. Also benefiting from a double detached garage, ample parking and great garden space ideal for outside entertaining and an extension of family life with BBQ area and arbour. The accommodation briefly comprises: entrance vestibule, lounge, utility, WC, rear entrance lobby, living dining kitchen, first floor landing, two double bedrooms, bathroom and second floor attic room being used as a bedroom. Internal inspection is the only way to fully appreciate the scale and standard of the property on offer.

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Accommodation

GROUND FLOOR



Entrance Vestibule

Access is gained by a double-glazed door, there is a central heating radiator and stairs rise to the first-floor landing.





Lounge

Lounge 14' 10" x 13' 3" max

With timber effect flooring which runs through from the entrance vestibule this appealing room has a living flame stove effect fire set upon a raised hearth with built-in shelving to the left and the right-hand side, central heating radiator and double-glazed window allowing views over the property's front garden and particularly impressive far-reaching views beyond.



Rear Entrance Lobby

The rear lobby area has a double-glazed door giving external access with a side glazed panel, there are inset spotlights to the ceiling, some decorative panelling, central heating radiator, open doorway through to the dining living kitchen and doors lead off.



WC 5' 10" x 3' 10" max

Comprising of a two-piece suite in White including low-level flush WC and vanity Hand wash basin. There is some decorative panelling and a double-glazed window to the side.



Utility **8' x 7' 5" max**

This useful space has units to the high and low level with plumbing for an automatic washing machine and additional storage. The flooring is tiled which runs through from the lobby area, there are inset spotlights to the ceiling and glass brick style window allowing natural light from the living dining kitchen.





Living Dining Kitchen







Living Dining Kitchen **18' 3" x 14' 5"**

This particularly impressive room has a high degree of natural light courtesy of the four Velux windows and the bank of double-glazed folding doors, which give access through to the property's rear garden. The kitchen has units to the high and low level with an integral dishwasher, fridge freezer, electric oven, built-in microwave and extractor hood over the hob. The central island has a one and a half bowl stainless steel sink unit with a mixer tap over and a breakfast bar beneath. This room has under floor heating. The size of the room offers flexibility for those who may want a more formal dining table or additional living space.





Living Dining Kitchen

FIRST FLOOR



Landing
The landing has a double-glazed window with a side aspect, central heating radiator and doors lead off.



Bedroom 1 **10' 10" x 10' 6" max**
Located to the front of the property, this double bedroom has a central heating radiator and a double-glazed window offering far reaching rural views.



Bedroom 2



Bedroom 2 **12' x 10' 6" max**
Located to the rear of the property, this double bedroom has a central heating radiator, an array of built-in wardrobes and a double-glazed window.



Inner Lobby
Formally the third bedroom, a conversion has taken place in the past to offer a staircase, which rises to the second floor. Here there is a double-glazed window offering particularly impressive views and a central heating radiator.





Bathroom **6' 9" x 6' 8"**

Comprising of a three-piece suite in white including a concealed flush WC, vanity hand wash basin and separate bath with shower over. The room has inset spotlights to the ceiling, is tiled to ceiling height, has a towel rail style radiator, an extractor fan and an obscure double-glazed window.

SECOND FLOOR



Attic Room



Attic Room **14' 11" x 12' 1" max**

Stairs rise to this good-sized room which has exposed beams, three Velux windows, under eave storage, inset spotlights and a central heating radiator. You will note that the current owner of the property uses this as a bedroom. There is some restricted head height.

OUTSIDE



Double Garage **17' x 16' 9" max**

The garage has twin electric doors, there is power and lighting and a side access door. The floor is concrete and there is a double-glazed window to the rear.











Front

To the front of the property, there is a drive which offers parking for a number of vehicles and gives access to the double detached garage. The path leads to the front door, and a side gate opens with access to the side of the garage and into the rear. The front garden is mainly laid to lawn and has a high degree of established planting. The front of the property boasts far reaching views.



Rear Garden

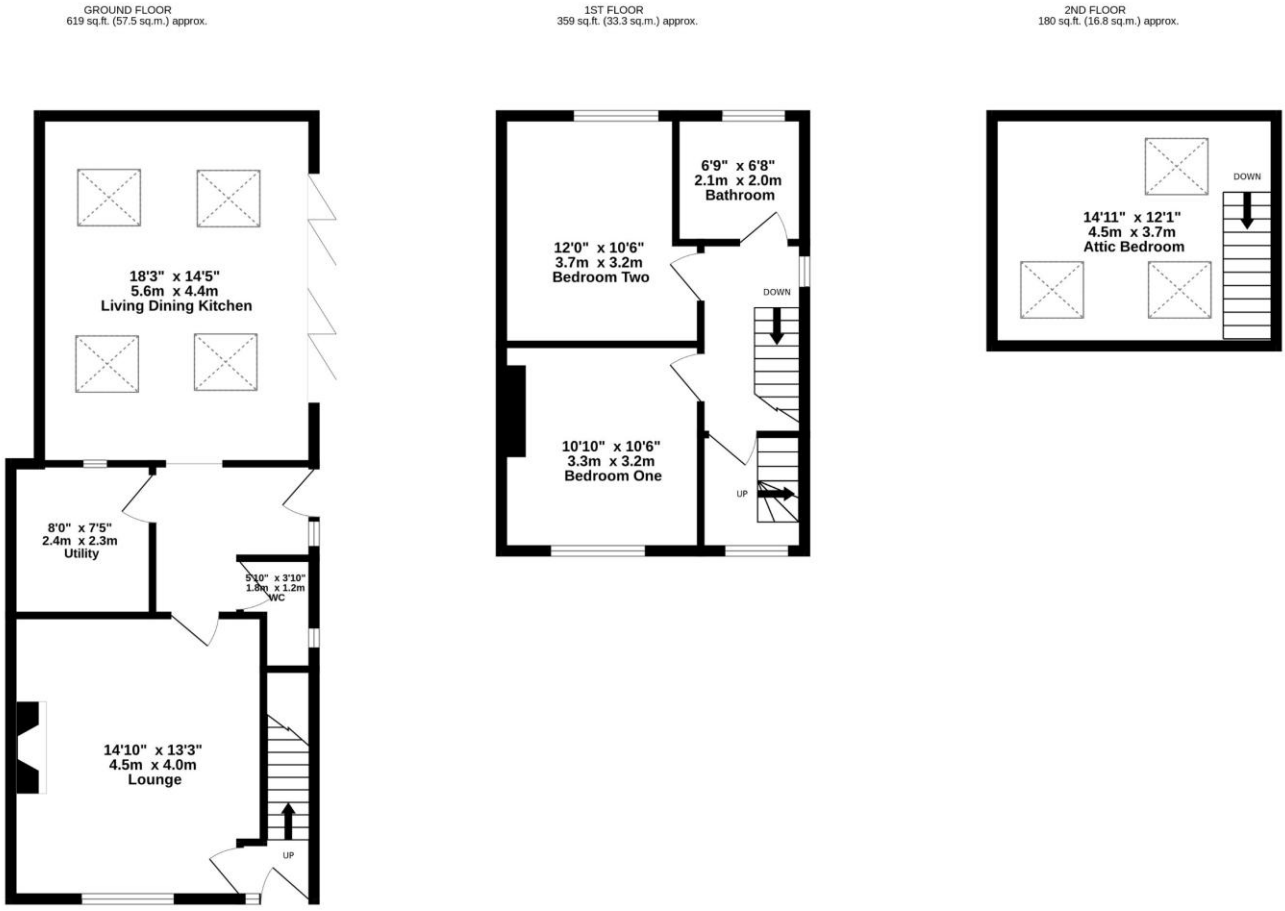
The side door gives access directly to the stone flagged patio area, which is ideal for outside seating and entertaining space. There are raised brick planters and to the side of the garage this area opens to an arbour style area which may be used for additional seating and entertaining space or simple storage. The garden has a lawned area with further raised beds with established planting, there is external lighting, outside tap and another path leads to the rear of the kitchen area where there is a further storage shed.

Additional Information
The property is Freehold; Energy rating 66 (Band D); Council tax band A.

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

Viewing
By appointment with Wm. Sykes & Son.

Directions
From Skelmanthorpe village centre head towards Scissett on Commercial Road. As the houses stop on the left no. 182 can be found on the right hand side.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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