



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Sycamore Croft  
Skelmanthorpe



## Sycamore Croft Skelmanthorpe

Offers In Region Of £600,000

PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD WITH A LARGE PRIVATE GARDEN OVERLOOKING THE VAST COUNTRYSIDE, OUR 4 BEDROOM FAMILY HOME ENJOYS HIGH GRADE, BREAKFAST KITCHEN, BATHROOM AND ENSUITE FACILITIES AND A LANDSCAPED GARDEN TO THE REAR WITH GABION WALL STRUCTURES CREATING A SUITABLE DINING/HOT TUB AREA.

On a favourable residential development in the heart of Skelmanthorpe, our property boasts an enviable location as it sits on the fringes of the countryside and therefore experiences gorgeous views.

The internal specification is incredibly high, with a bespoke UForm built kitchen, imported from Ireland which includes a large breakfast bar with suede granite top and a combination of graphite grey and stone shaker style soft closure cabinets. Integral appliances include a double wine cooler, Grundig steam oven and separate fan assisted electric oven, Smeg induction hob, double fridge and freezer and Blanco sink with directional spray mixer tap.



The kitchen further includes a built in bespoke pantry and the breakfast bar with customised chairs also includes wooden trays and hygienic chopping boards.

Separate to the kitchen is a utility room with door to the side elevation, with plumbing for a washing machine and high gloss cabinets and stainless steel sink and drainer.

Leading to the garden, the kitchen connects well with the exterior and creates a family friendly property, ideal for socialising and open air dining.

The house has a separate dining room, also reached conveniently from the kitchen and the ground floor includes a home office and large sitting room which again benefits from patio doors to the gardens. With simplistic décor guaranteeing an elegant presentation, the dimensions work well for large family seating.

The wide entrance hall has a 1/2 turn staircase with storage underneath and a washroom with cloaks wash basin and close coupled w.c, leading to the landing with galleried aspect, you reach 4 bedrooms and the house bathroom. The landing has access to the attic which is substantial in size and a double fronted cupboard holds the property cylinder and ample space for towels and linens.

Out of the four bedrooms, two have ensuite facilities with the master bedroom being particularly spectacular with a fitted headboard with smoked glass mirrors, open walk in wardrobe which leads to a Feng Shui designed shower ensuite with Rak ceramic double wash basins and close coupled w.c. The double shower has a large circular fixed rain head and hand held shower.

The house bathroom is of equal high standard with Villeroy and Boch large bathtub, shower enclosure with bi-fold doors and Scottini wash basin with pedestal and close coupled w.c. Externally the property enjoys the benefits of a sizeable single garage set to the end of the driveway. A side gate will take you into the rear garden which is so wonderfully landscaped for easy maintenance given the Italian flagged patio, artificial lawn and floral borders. Behind the privacy fencing to the rear is a lovely tree lined view and sprawling countryside beyond. The gardens enjoy assured privacy and a really quiet location to sit and enjoy sunshine on those beautiful days.

## LOCATION

Sycamore Croft 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.[]

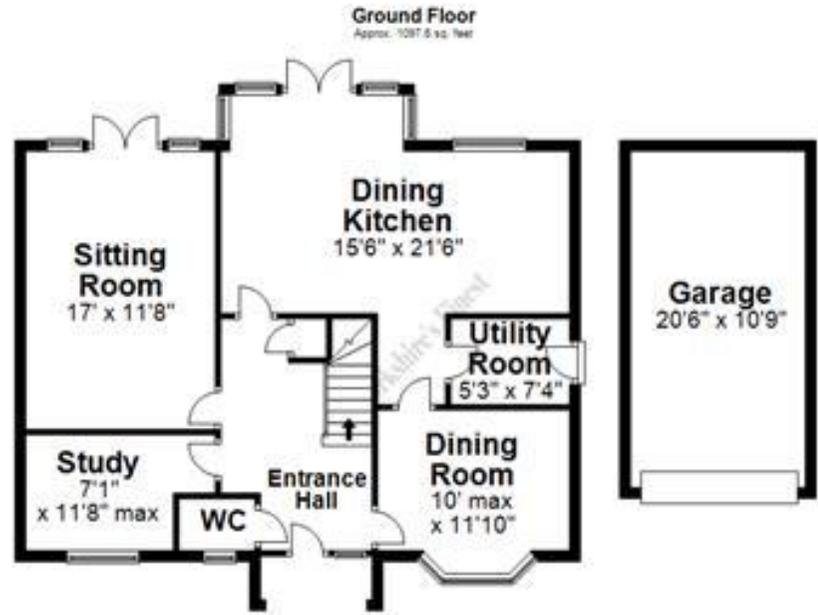
The surrounding district is favoured by ramblers and equestrian pursuits with bridleways and woods offering many a countryside pursuit.

#### WHAT3WORDS

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#### AGENT NOTES

1. 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. 1916.8 sq. feet

Each Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, its Agent or DT Energy Assessors. For professional advice please contact the Seller.

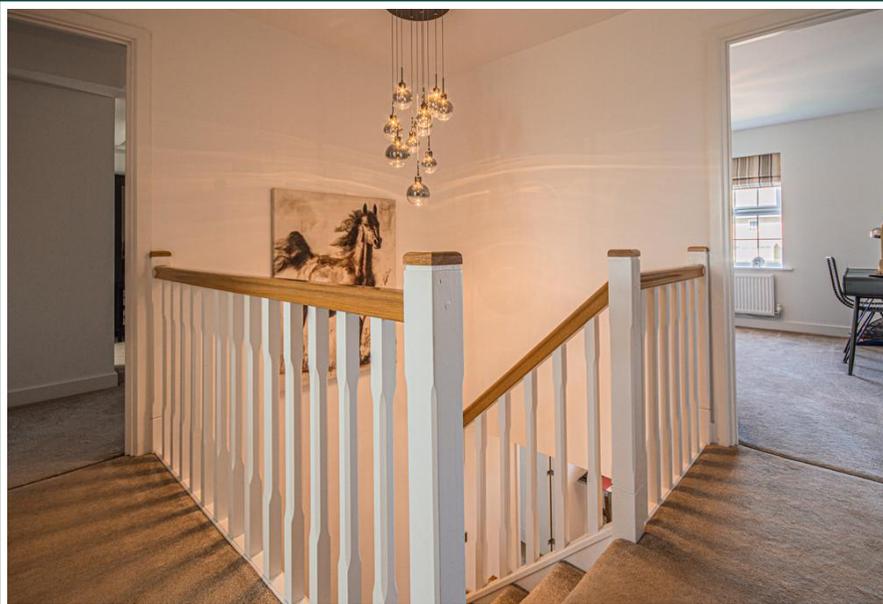
**Sycamore Croft, Skelmanthorpe, Huddersfield**

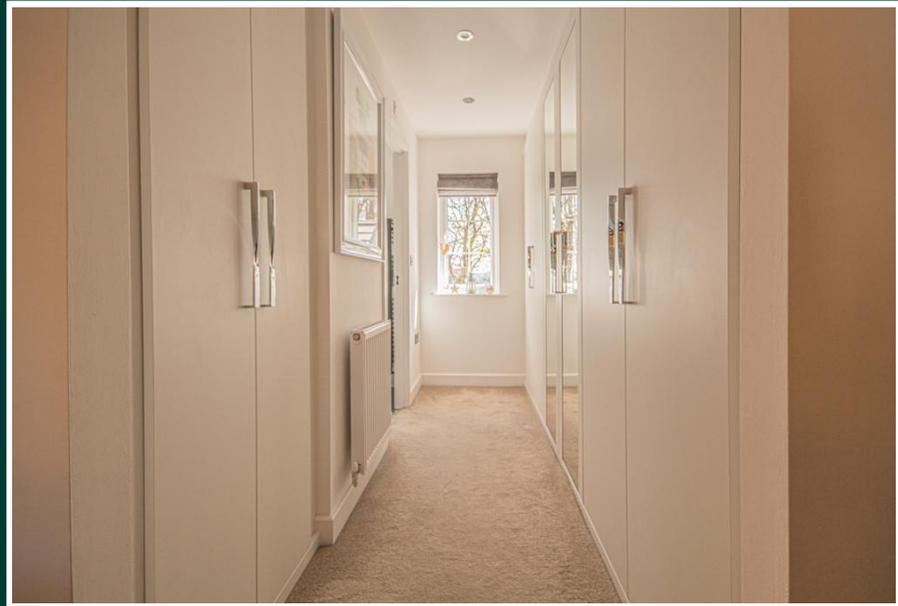


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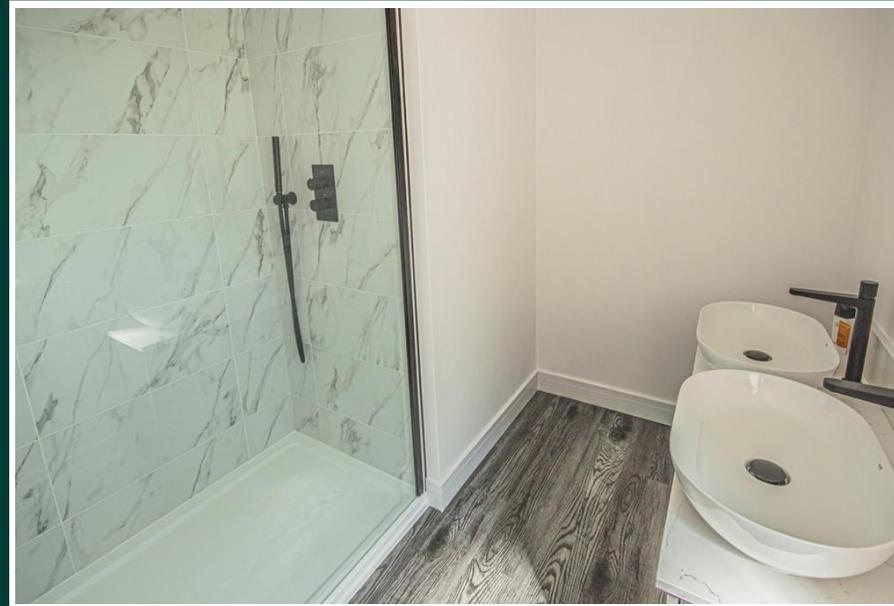




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