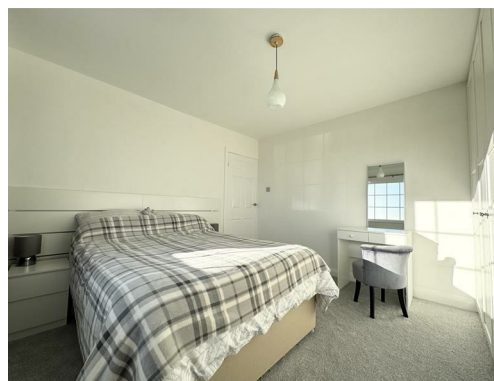


11 Cross Lane,
Skelmanthorpe HD8 9BR

OFFERS AROUND
£435,000



RECENTLY PARTIALLY RENOVATED AND READY TO MOVE INTO, THIS FABULOUS THREE BEDROOM TRUE BUNGALOW SITS IN AN ENVIABLE POSITION ON A GENEROUS PLOT WITH AN INTEGRAL GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES. FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D

PAISLEY
PROPERTIES

HALLWAY 18'5" x 9'3" max

You enter the property through a uPVC door into a lovely wide hallway which is neutrally decorated with pale grey carpet running underfoot. Doors lead to the three bedrooms, lounge, dining room, bathroom and separate W.C..

BEDROOM ONE 11'5" x 11'9" max

Positioned to the front of the property with a window looking out to the front garden and countryside beyond, this generous double bedroom has neutral décor and benefits from fitted wardrobes. A door leads to the hallway.

**BEDROOM TWO 10'5" x 11'10" max**

This second double bedroom has a window looking out to the side garden and has room to accommodate freestanding bedroom furniture. A door leads to the hallway.

**BEDROOM THREE 10'5" x 10'2" max**

Located towards the rear of the property with a window looking out into the rear garden, this third double bedroom has ample space for freestanding bedroom furniture. A door leads to the hallway.



W.C. 2'8" x 5'10" max

This practical separate toilet cubicle is fitted with a low level white W.C.. The walls are fully tiled with marbled duck egg blue tiles and there are white ceramic tiles underfoot. Spotlights to the ceiling complete the room. An obscure window allows natural light in and a door leads to the hallway.

BATHROOM 6'3" x 7'3" max

This modern bathroom is fitted with a white vanity unit with an integral wash basin and a whirlpool style bath with a pull round shower enclosure over which is equipped with a thermostatic mixer shower. The room is fully tiled with duck egg blue patterned tiles and there are white ceramic tiles underfoot. Spotlights to the ceiling and a white heated towel radiator completes the room. A large obscure window allows natural light to enter and a door leads to the hallway.



DINING ROOM 11'7" x 12'10" max

This fabulous dining room is light and airy courtesy of a set of sliding patio doors which open to the rear garden. There is plenty of space for a dining table and associated furniture. A large opening extends into the lounge and doors lead to the kitchen and hallway.



LOUNGE 15'2" x 11'8" max

This lovely large lounge has a deep bay window offering far reaching views and allowing natural light to flood in. There are both wall lights and a central fitting illuminating the room beautifully. There is ample space to accommodate lounge furniture. There is a door leading into the hallway and a wide archway through to the dining room.



KITCHEN 9'9" x 11'10" max

Enjoying garden views from its rear facing window this good sized kitchen is fitted with beech effect base and wall units, dark roll top laminate worktops, a one and a half bowl stainless steel sink and drainer with a mixer tap and cream tiled splashbacks. Cooking facilities comprise of an electric hob with extractor fan over and an electric oven. There are spaces for undercounter appliances and plumbing for a dishwasher and washing machine. Black ceramic tiles run underfoot. An external part glazed uPVC door leads out to the side garden and a doorway leads through to the dining room.



GARAGE 14'0" x 16'6"

This large integral garage, has light, power and an electric door. The property's boiler is located in here and a hatch gives access to the loft.

GARDENS. FRONT & PARKING

The property sits on a generous plot with gardens to all sides. The rear garden is extremely spacious and benefits from a raised patio area which extends out from the dining room creating a perfect al fresco dining space. The rest of the garden is well established with planted borders and a large lawn which continues around the side of the property to the front garden space which again is sizeable. A paved driveway sits to the front offering parking for multiple vehicles.



MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alternations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 100 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

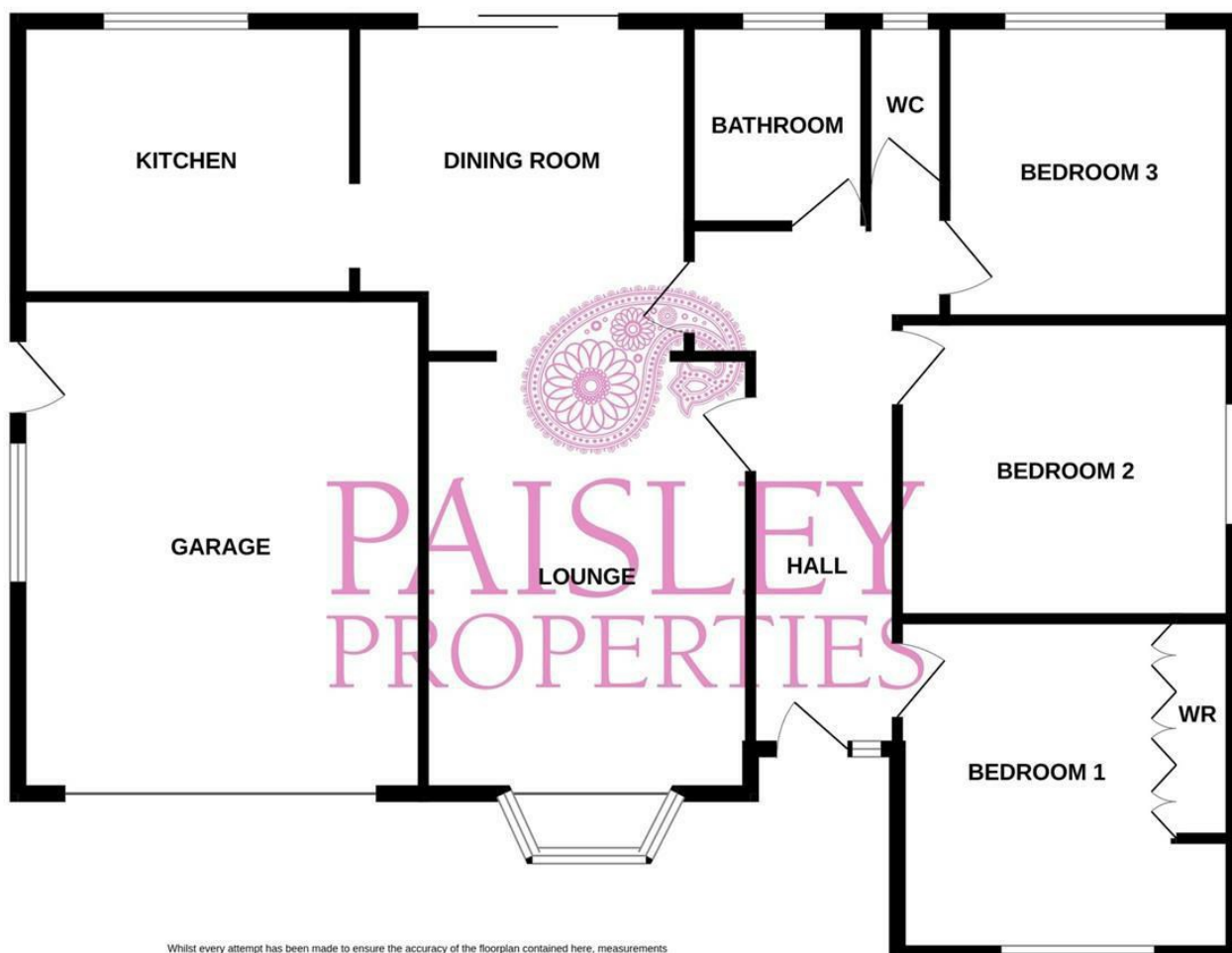
PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

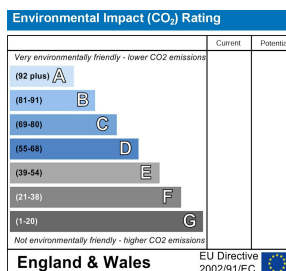
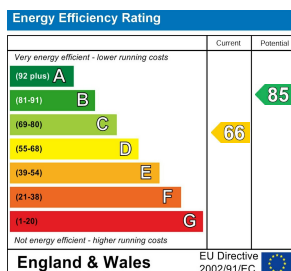
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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