



THIS SUPERB THREE BEDROOM DETACHED FAMILY HOME IS JUST BURSTING WITH POTENTIAL AND OFFERS SPACIOUS ROOM SIZES THROUGHOUT. BOASTING AN INTEGRAL GARAGE, DRIVEWAY PARKING AND A GOOD SIZED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

## SUMMARY

Situated on a quiet residential development close to the village centre this lovely three bedroom detached property really does need to be viewed to be appreciated fully. The accommodation on offer briefly comprises:- Welcoming entrance hallway, a lovely large lounge with a bay window to the front and an archway extending through to the dining room, a modern kitchen, rear hallway, downstairs accessible shower room, first floor landing, three bedrooms and a house bathroom. Externally, there is driveway parking to the front alongside a low maintenance garden space where as to the rear is a good sized garden over two levels. Skelmanthorpe is a sought after village which has a wealth of amenities including a range of shops, eateries, health centre and chemist, sports clubs and well regarded local schools. Countryside walks are just on the doorstep. There are good public transport links to nearby towns and the M1 motorway is close by for those journeys further afield.

## ENTRANCE HALLWAY 5'3" apx x 3'10" apx

You enter the property through a painted timber door with decorative panels into a welcoming hallway which has space to hang coats and store shoes. A carpeted staircase ascends to the first floor and a door leads into the lounge.

## LOUNGE 12'5" apx x 14'4" apx

Tastefully decorated and flooded with natural light courtesy of a large deep bay window to the front which offers views into the quiet cul-de-sac, this fantastic lounge has ample space for lounge furniture. A modern stainless steel pebble effect electric fire sits on a marble hearth with a substantial stone fire surround as a focal point in the room. There is a large understairs cupboard for storing household items. An archway opens into the dining room and doors lead to the kitchen and the hallway.



## DINING ROOM 7'1" apx x 10'5" apx

Located to the rear of the property with a set of sliding patio doors allowing light to cascade in and offering access to the rear garden, this lovely dining room has ample space to accommodate a good sized dining table and accompanying items of furniture. A large archway opens to the lounge.



### **KITCHEN 7'11" apx x 10'5" apx**

Positioned to the rear of the property with a window looking out into the garden, this modern kitchen is fitted with a range of white base and wall units, mottled roll top laminate worktops, white tiled splashbacks and a one and a half bowl white sink with a chrome mixer tap. There is space and plumbing for either a washing machine or a dishwasher. Cooking facilities comprise of a four burner gas hob with an extractor fan over and a white electric fan oven. There is also a space to accommodate a tall fridge freezer. There is room for a compact breakfast table if desired. Doors lead to the lounge and the rear hallway.



### **HALLWAY 2'11" apx x 7'3" apx**

This practical hallway space has doors leading to the garage, a downstairs shower room and the kitchen. A part glazed UPVC door leads out to the side of the property.

### **DOWNSTAIRS SHOWER ROOM 6'3" x 6'6" max**

This handy downstairs shower room is fitted with a white low-level W.C., a vanity hand wash basin unit incorporating a cupboard and lever taps alongside a step in shower enclosure with an electric shower. There is plumbing and space for a washing machine. The walls are partially tiled with pale grey marble effect tiles with a decorative coloured border. There is an electric heater to one wall, a hatch giving access to a loft space and a flush light fitting. There is carpet running under foot. A door leads to the hallway.



### **FIRST FLOOR LANDING 6'3" apx x 11'5" apx**

A carpeted staircase with a white painted balustrade ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a large side facing window. There is grey carpet under foot and a hatch giving access to the loft. There are two large cupboards One housing The properties cylinder hot water cylinder and the other for storage over the stairs bulkhead. Doors lead to the three bedrooms and house bathroom.



### **BEDROOM ONE 14'1" apx x 8'7" apx**

This spacious double bedroom is light and airy and has a window overlooking the rear garden. It has been tastefully decorated grey tones and there is a fantastic set of deep built-in wardrobes with white painted doors to one wall. A door leads to the landing.



### **BEDROOM TWO 9'0" apx x 11'0" apx**

The second double bedroom is located to the front of the property with a window overlooking the quiet street. This again benefits from fitted wardrobes with white painted doors. There is ample space to accommodate freestanding bedroom furniture. A door leads to the landing.



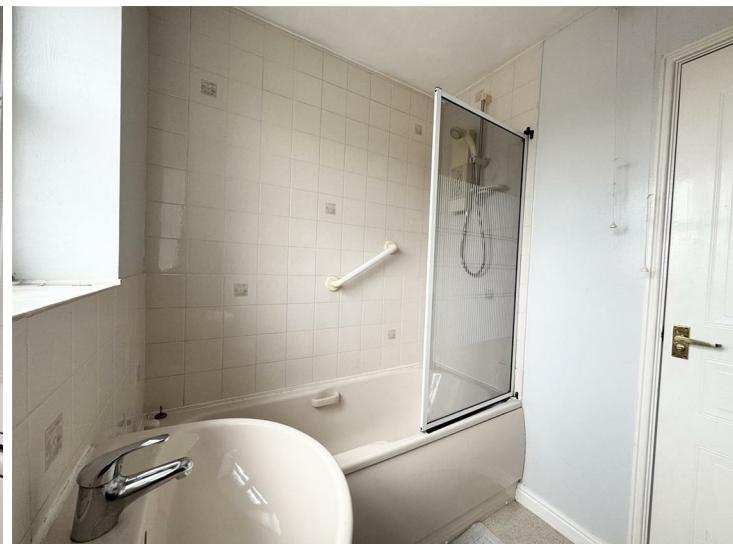
### **BEDROOM THREE 8'1" apx x 6'9" apx**

Positioned to the rear of the property with a window overlooking the garden, this third bedroom is of a good size and has grey panel effect wallpaper to one wall. There is ample space for freestanding bedroom furniture and a door leads to the landing.



### **HOUSE BATHROOM 5'6" apx x 6'7" apx**

This modern bathroom is situated to the front of the property and is fitted with an ivory three piece bathroom suite, comprising of a pedestal wash basin with mixer tap, a low level W.C. and a bath with an electric shower over with a glass protective shower screen. The walls are fully tiled with ivory tiles with decorative motif tiles adding interest and there is mottled vinyl flooring underfoot. A timber bathroom cabinet offers storage. A door leads to the landing.



### **REAR GARDEN**

To the rear of the property is a private enclosed garden which has a patio area adjacent to the house perfect for alfresco dining and steps leading up to a lawned garden with planted borders which are well established. There is a shed for storing garden items.



### **FRONT, GARAGE & PARKING 8'2" x 17'1" max**

To the front of the property is an open low maintenance garden sitting alongside a driveway offering parking for two vehicles, which leads to a single garage with an electric roller shutter door, light and power. There is also space to the side of the property for the property's refuse bins.

## **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 C

### PROPERTY CONSTRUCTION:

Standard brick and block

### PARKING:

Garage & Driveway

### RIGHTS AND RESTRICTIONS:

### DISPUTES:

There have not been any neighbour disputes.

### BUILDING SAFETY:

There have been structural alterations to the property and it is uncertain whether the relevant building regulation and/or planning permission paperwork is available,

There are no known structural defects 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 1000 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.

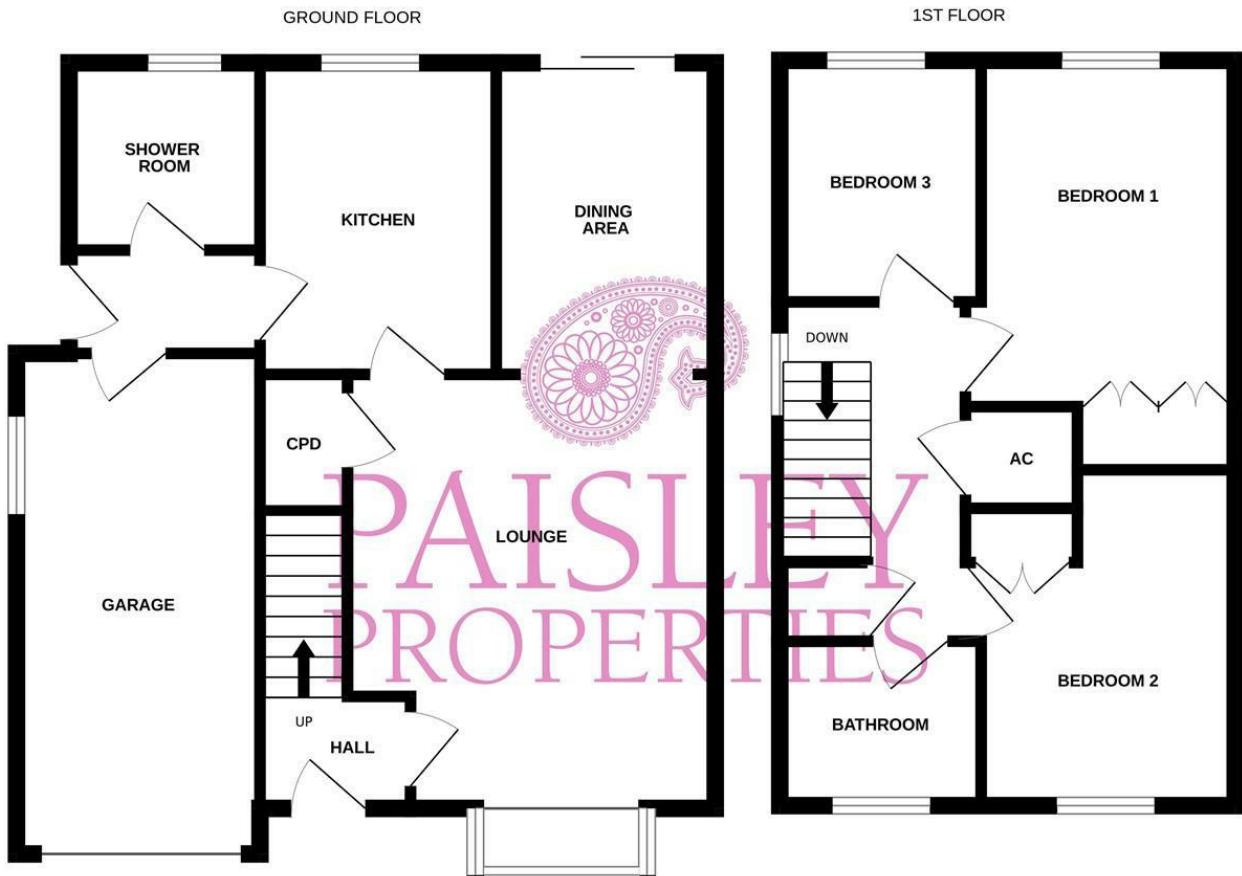
## **PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

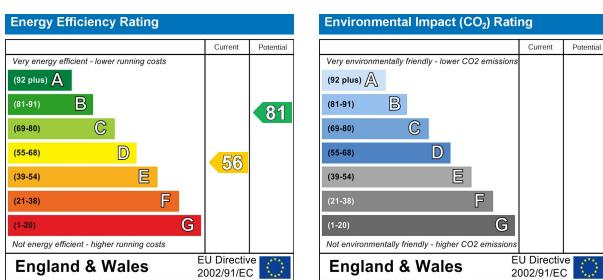
## **PAISLEY SURVEYORS**

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](mailto: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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