Salt Pye Cottage, 2 Wood Street, Skelmanthorpe HD8 9BN

OFFERS AROUND
£200,000

RECENTLY FULLY RENOVATED THIS DECEPTIVELY SPACIOUS TWO BEDROOM END TERRACE COTTAGE BOASTS TASTEFUL DECOR, AN INTEGRAL GARAGE, ENCLOSED PRIVATE GARDEN AND ROADSIDE PARKING.

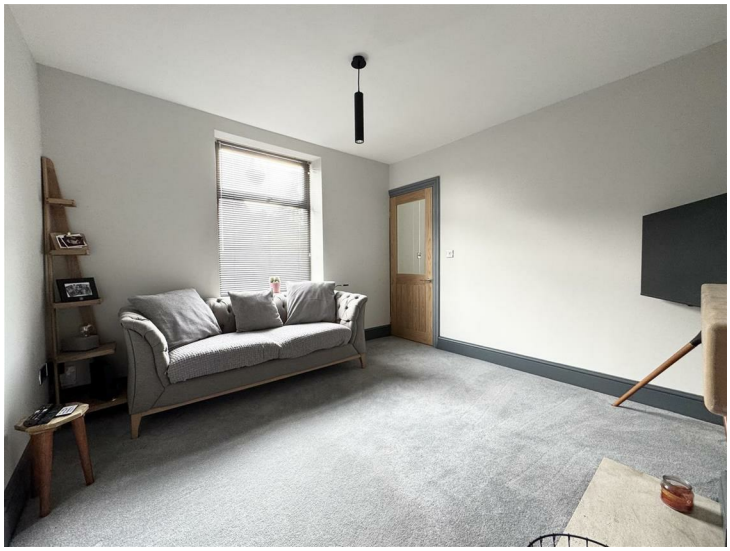
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

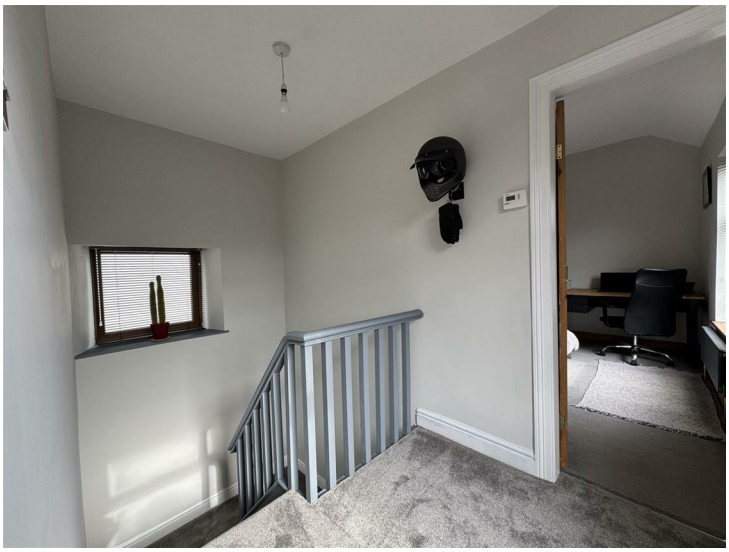
ENTRANCE HALLWAY 8'9" apx x 5'7" apx max
You enter the property through an oak effect uPVC part glazed door into a welcoming hallway. A cupboard under the stairs provides storage for coats and shoes and a carpeted staircase with a grey painted balustrade ascends to the first floor. Doors lead to the dining kitchen and lounge.

DINING KITCHEN 10'4" apx x 18'4" apx max
Also positioned towards the front of the property with two windows offering views out to the street,this modern dining kitchen is the perfect mix of farmhouse style with a modern twist having been fitted with olive green base and wall units, solid wood worktops and a Belfast sink with a mixer tap. Cooking facilities comprise of an induction hob with a concealed extractor fan over, an electric oven and an integrated microwave. Integrated appliances include a dishwasher and a washing machine and there is space for an American Style fridge freezer too. An informal dining solution has been provided in the form of a breakfast bar with space for four people. Herringbone LVT wood effect flooring runs underfoot. Spotlights to the ceiling, a pendant light over the breakfast bar and a tall decorative anthracite radiator complete the room. A door leads to the entrance hallway.

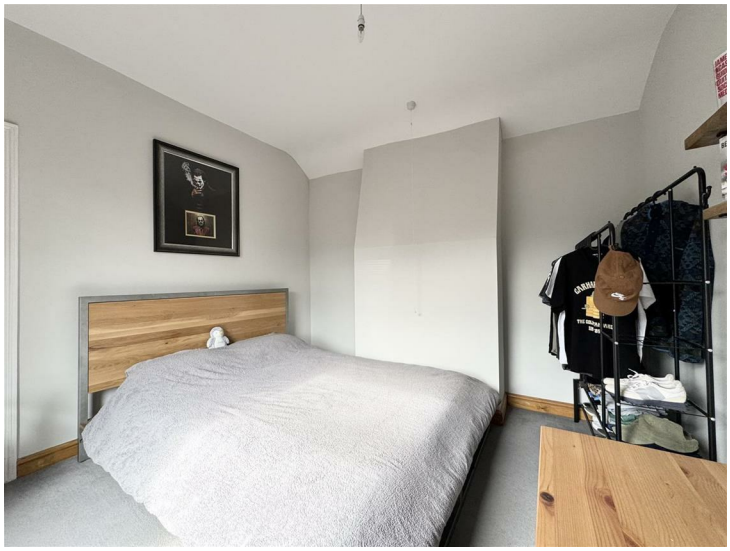
LOUNGE 10'9" apx x 11'3" apx max
Located to the front of the property with a large window looking out to the quiet street, this cosy lounge has an exposed brick inglenook fireplace alcove with a wooden mantle as a focal point - this could accommodate candles or an electric fire potentially. Doors lead to the garage and the entrance hallway.



FIRST FLOOR LANDING 5′2″ apx x 15′10″ apx max
A carpeted staircase with a stylish grey painted balustrade ascends to the first floor landing which is just flooded with natural light from windows looking out to the road and an extra obscure window on the staircase. There is carpet underfoot and spotlights to the ceiling. Doors lead to the two bedrooms and family bathroom.

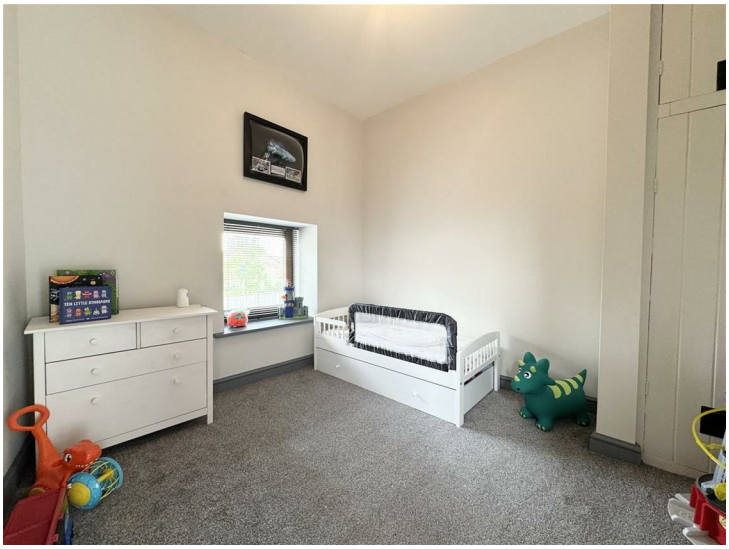


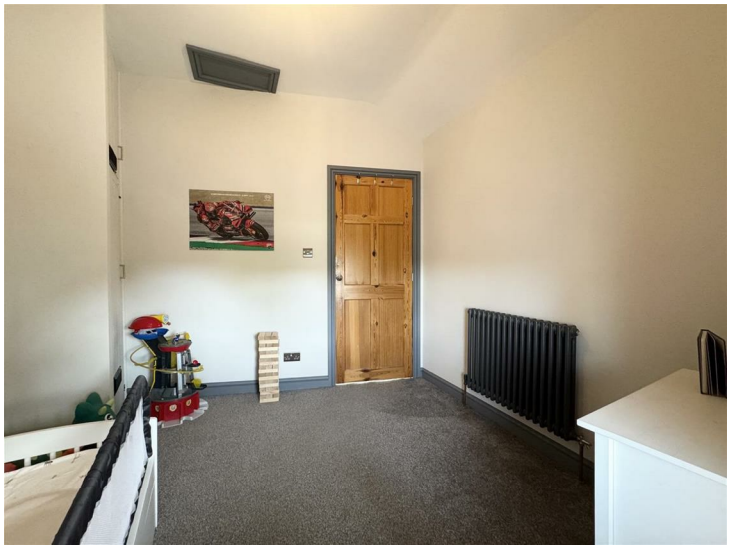
BEDROOM ONE 11′1″ apx x 10′11″ apx max
A generous double bedroom can be found to the front of the property offering street views from its window. Neutral décor prevails and there is ample space for freestanding bedroom furniture. A door leads to the landing.



HOUSE BATHROOM 8′7″ apx x 7′3″ apx max
Having a rustic feel, the family bathroom is fitted with a timber vanity cupboard unit with large integral basin, a white low level WC and a P-shaped bath with a waterfall shower over and protective glass screen. Shelving to the alcove provides storage for bathroom essentials. The room is fully tiled with beige tiles with a mosaic border and there is wood effect LVT flooring underfoot. Spotlights to the ceiling and a chrome heated towel rail above the bath complete the room. A door leads to the landing.

BEDROOM TWO 9′4″ apx x 8′11″ apx max
The second bedroom has a window looking out to the side of the property and could accommodate a double bed though it also makes a perfect children's bedroom, office or hobby room. Again neutrally decorated there is ample room for freestanding bedroom furniture. A cupboard to one corner houses the property's central heating boiler and a hatch gives access into the loft space. A door leads to the landing.





GARAGE 11'2" apx x 13'4" apx max
Positioned to the side of the property with direct street access is a single attached garage with power light and an electric roller door. An internal door leads from the lounge into the garage which potentially could be developed to be a habitable part of the house subject to the relevant permissions.

GARDEN
Accessed through a timber gate, this enclosed private garden is flagged on two levels with co-ordinating paving slabs and has well established shrubs to the periphery.

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 A

PROPERTY CONSTRUCTION:
Standard brick and block / Stone

PARKING:
Garage / On Street Parking

RIGHTS AND RESTRICTIONS:
Conservation Area

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property and the appropriate paperwork is available.
The property's roof is in need of repair.

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.

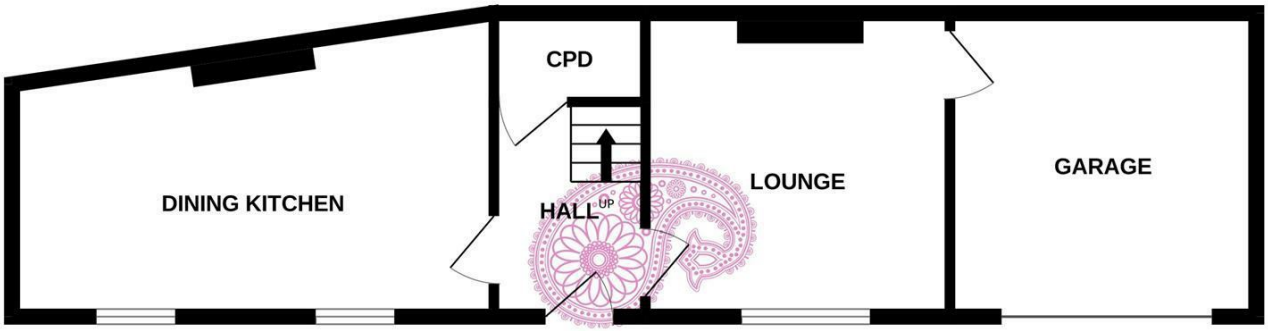
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment 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 to arrange an appointment.

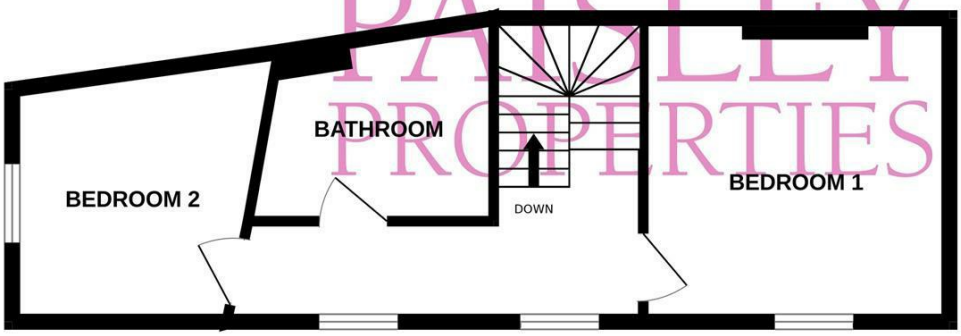
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

GROUND FLOOR



1ST FLOOR



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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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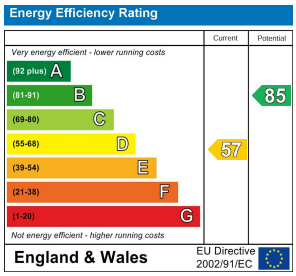

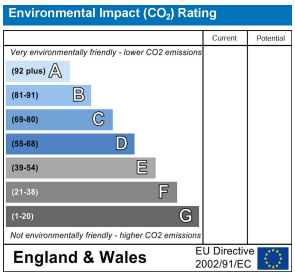

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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