

6 Wood Street,
Skelmanthorpe HD8 9BN

£170,000



**** NO ONWARD CHAIN ** THIS CHARMING RECENTLY RENOVATED TWO BEDROOM COTTAGE WOULD APPEAL TO FIRST TIME BUYERS OR INVESTORS ALIKE AND IS IN A CENTRAL VILLAGE LOCATION. IT BENEFITS FROM OFF ROAD PARKING AND AN ENCLOSED ATTRACTIVE GARDEN SPACE.
EPC: C
COUNCIL TAX BAND A
FREEHOLD**

PAISLEY
PROPERTIES

DINING KITCHEN 9'3" x 12'11" max

You enter the property through an oak effect UPVC door into this lovely modern dining kitchen which has been recently fitted with a range of grey gloss base and wall units, square edge concrete effect laminate worktops and upstands, and a stainless steel sink with mixer tap. Cooking facilities comprise of an electric oven, gas hob with extractor fan over and integrated appliances include a tall fridge freezer and a dishwasher; there is also space for a washing machine. There is ample room to accommodate a dining table. There is grey vinyl flooring underfoot and spotlights to the ceiling. A large window looks out onto the garden. A doorway leads through to the lounge.



LOUNGE 14'6" x 14'6" max

This cosy lounge is just oozing with character having exposed timber beams and a gas stove in an inglenook brick fireplace. There is ample space to accommodate lounge furniture. A high level window allows natural light to enter. There are shelves built in to an alcove at the foot of the staircase which ascends from here to the first floor.



FIRST FLOOR LANDING

A carpet wooden spindled staircase ascends to the first floor landing.

BEDROOM ONE 14'7" x 7'8" max

Positioned to the front of the property, this neutrally decorated double sized bedroom has space to accommodate freestanding bedroom furniture. A door leads onto the landing.



BEDROOM TWO 7'3" x 6'11" max

This single bedroom has neutral décor and a rear facing window. There is a neat built in cupboard which houses the boiler. A door leads onto the landing.



BATHROOM 7'0" x 4'3" max

This contemporary bathroom is fitted with a cream three piece bathroom suite comprising of a low level W.C., pedestal wash basin and bath with thermostatic mixer shower over. There is a shelved alcove for storage. There are wooden floorboards underfoot. A bifold door leads on to the landing.



GARDENS

The property has a lovely enclosed walled garden space with a patio area for al fresco dining and a lawn with planted borders. There is also an off road parking space.

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

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

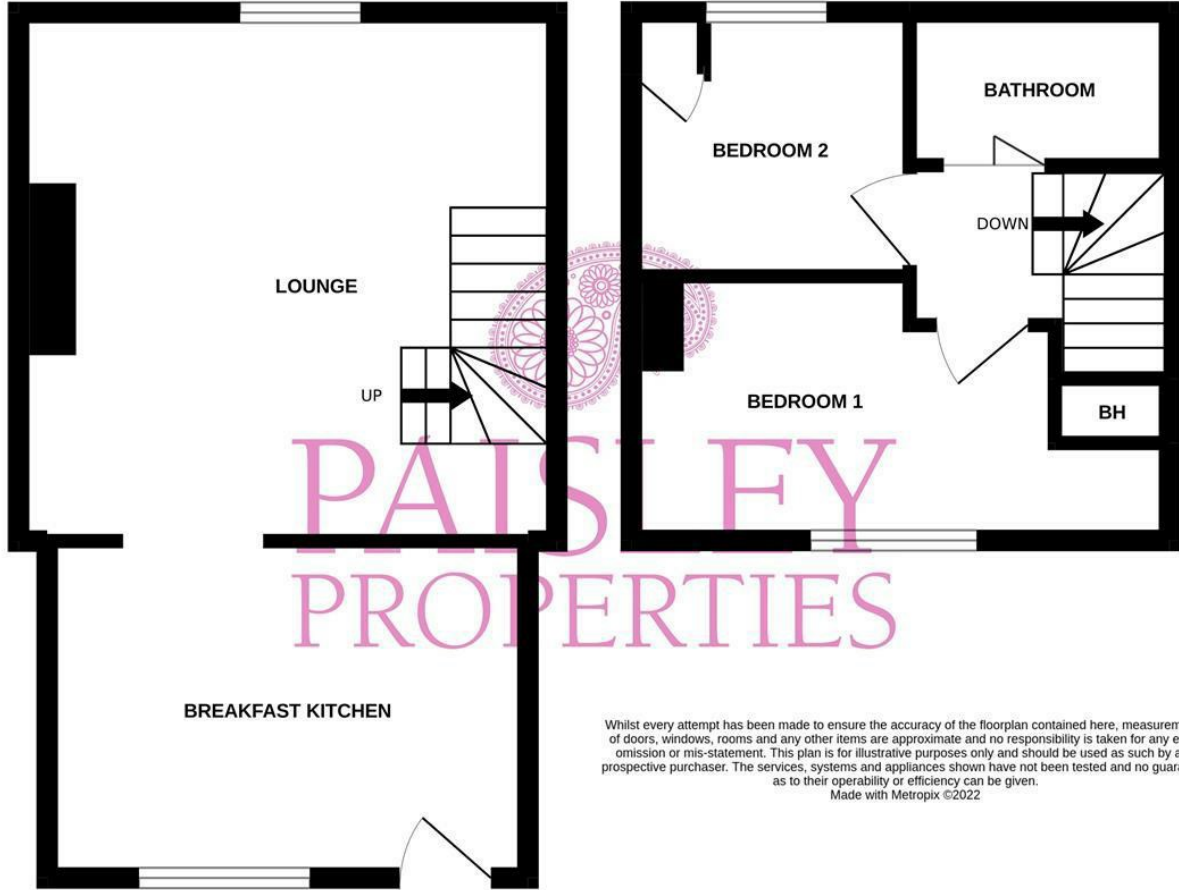
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

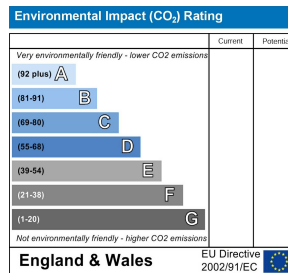
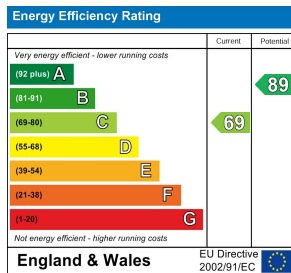
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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