

7 Reservoir View,  
Skelmanthorpe HD8 9AD

OFFERS AROUND  
£300,000



THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME HAS BEEN WELL CARED FOR OVER THE YEARS AND IS BURSTING WITH FURTHER POTENTIAL. BENEFITTING FROM A QUIET CUL DE SAC LOCATION WITH OPEN FIELDS TO THE REAR, GARAGE, DRIVEWAY PARKING AND A PRIVATE ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY 6'1" apx x 20'2" apx**



You enter the property through a part glazed uPVC door into a spacious welcoming entrance hallway. A generous understairs cupboard provides storage for household items, coats and shoes. A carpeted staircase ascends to the first floor and doors lead to the kitchen, dining room and lounge.

## **KITCHEN 9'9" apx x 11'10" apx**



Enjoying views out to the front garden and street beyond from its window, this modern kitchen is fitted with maple effect wall and base units, contrasting granite effect laminate worktops, tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise a five burner gas hob with a stainless steel extractor over and an electric oven. Integrated appliances include a tall fridge freezer and there is space and plumbing for a washing machine. A serving hatch opens to the dining room. A stable style uPVC door leads out to the drive and a door leads to the entrance hallway.

### **DINING ROOM 9'5" apx x 11'10" apx**



This formal dining room has a side facing window allowing natural light to spill in and a serving hatch to the kitchen. The room is tastefully decorated in lilac hues with oak effect laminate flooring underfoot. There is ample space for a good sized dining table and chairs. A door leads to the entrance hallway.

### **LOUNGE 18'4" apx x 13'4" apx**



This generous lounge benefits from a set of French doors and another large window which both offer views of the lovely rear garden and allows natural light to cascade in. A living flame gas and wood surround creates a focal point in the room. There is ample space for lounge furniture. The room has neutral décor with decorative coving to the ceiling. A door leads to the hallway.

### **FIRST FLOOR LANDING 6'1" apx x 11'4" apx**

A carpeted staircase with a timber balustrade ascend to the first floor landing which has a large hatch offering access to the loft. Doors lead to the three bedrooms and house shower room.

### **BEDROOM ONE 14'11" apx to wardrobes x 9'4" apx**



Benefiting from fitted wardrobes at either end and beautiful countryside views from its two windows, this fabulous double bedroom is well proportioned and neutrally decorated. A door leads to the landing.

### **BEDROOM TWO 8'10" apx x 10'2" apx to wardrobes**



The second double bedroom can be found to the front of the property and is simply flooded with natural light from a window which looks out over the quiet cul-de-sac and across the fields towards Emley Moor Mast. Sliding wardrobes to one wall offer a great amount of storage. A door leads to the landing.

### **BEDROOM THREE 11'10" apx x 6'10" apx**



This third bedroom is used as a home office by the current owners but has ample space to accommodate a double bedroom if desired. A large built-in cupboard to one corner provides storage. A side facing window allows natural light to enter and a door leads to the landing.

### **SHOWER ROOM 6'0" x 5'4" apx**



This contemporary shower room is fitted with a gloss white vanity suite with a granite effect top and integrated hand wash basin with chrome mixer tap alongside a concealed cistern WC and cupboards for storage. A double walk-in shower is equipped with a Triton electric shower. The walls are fully tiled with beige tiles with a mosaic border and there are PVC panels to the ceiling with a central chrome spotlight. Beige ceramic tiles run under foot and a chrome heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the landing.

## VIEWS



## GARDENS, GARAGE & PARKING



To the front of the property is a well established garden area which is planted with a variety of shrubs and plants, a path leads up to the front door. To the rear of the property is a private enclosed garden which is low maintenance. The garden is framed to one side by the property's garage which has an up and over door, light, power and a side facing door and window too.



## **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

PARKING:  
Garage / Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property  
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 1000Mbps

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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

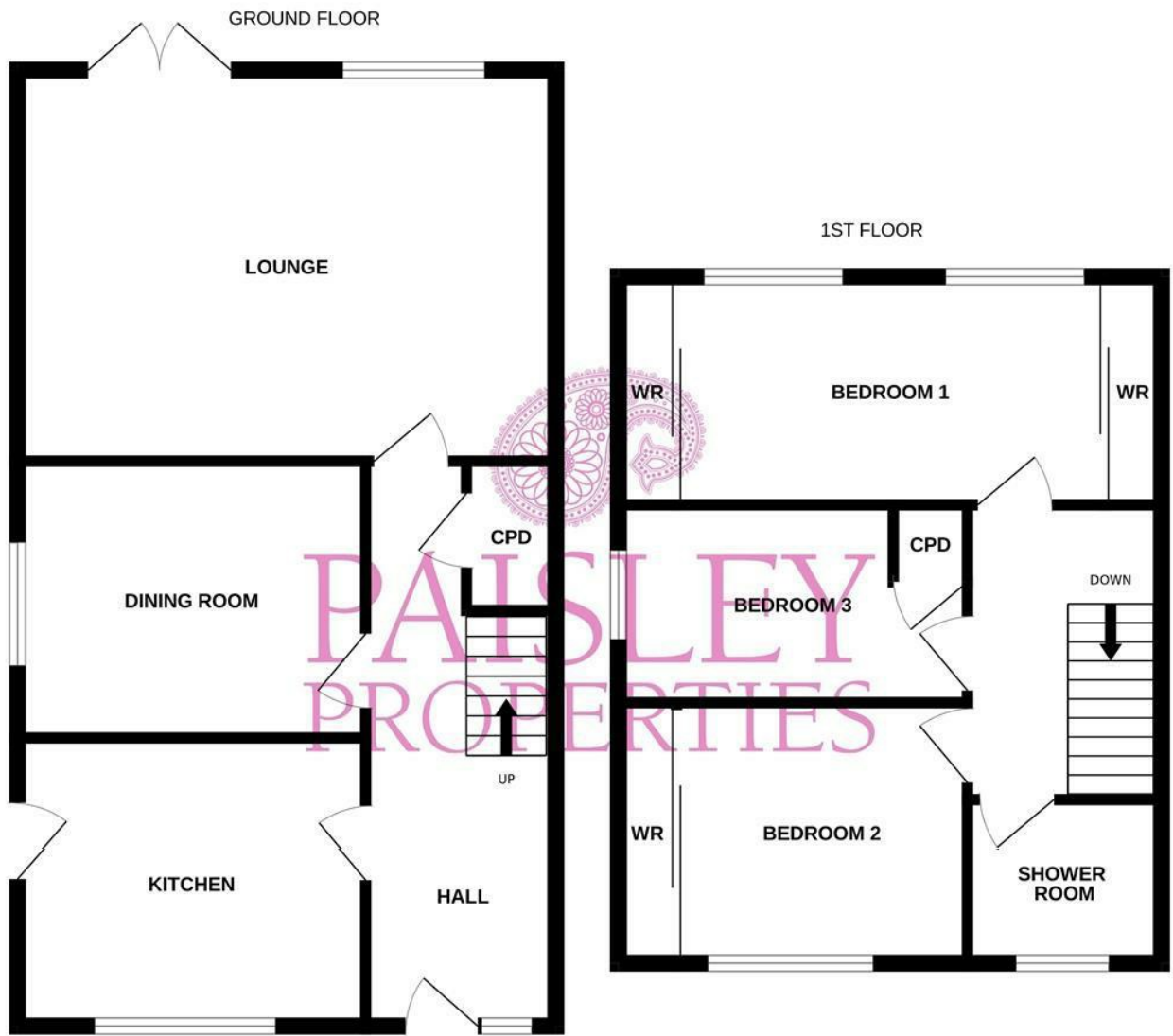
## **PAISLEY PROPERTIES**

Paisley Properties 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. \*



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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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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