

35 Paddock Way,
Skelmanthorpe HD8 9GW

OFFERS AROUND
£525,000



THIS FOUR/FIVE BEDROOM FAMILY HOME IS WELL PRESENTED THROUGHOUT AND OFFERS SPACIOUS LIVING ACCOMMODATION. IT BOASTS A PRIVATE ENCLOSED GARDEN, DETACHED GARAGE AND DRIVEWAY PARKING ALL IN A FANTASTIC POSITION CLOSE TO THE VILLAGE CENTRE.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 8'2" apx x 13'4" apx



You enter the property through a composite door into a welcoming spacious entrance hallway which is simply flooded with natural light from a front facing window. Practical wood effect laminate flooring runs underfoot. A generous under-stairs cupboard is the perfect place to hide away coats and shoes and there is an abundance of space for items of furniture if desired. A carpeted staircase ascends to the first floor landing and doors lead to the living room, dining kitchen, downstairs WC and study.

LIVING/DINING ROOM 20'1" apx x 14'2" apx



Simply flooded with natural light the living room spans the full depth of the property and its two front facing windows look out to the quiet street. The lounge area has fitted units in an oak finish with attractive duck egg blue doors creating a media wall with plenty of built in cupboards for hiding things away. There is ample space for lounge furniture in the carpeted space which then opens up to the dining area which has room for a dining table and chairs and has practical oak effect LVT flooring. A set of French doors with perfect fit blinds open up to the garden bringing the outside in. Doors lead to the entrance hallway and the dining kitchen.

DINING KITCHEN 20'1" apx x 14'2" apx



Stretching across the rear of the property this beautifully light dining kitchen has both a set of French doors and a window looking out to the garden and is of generous proportions. It is fitted with white gloss base and wall units, grey laminate worktops and upstands and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise a six burner gas hob with a stainless steel hood extractor over and a double electric oven. Integrated appliances include a dishwasher and a tall fridge freezer. The room has been thoughtfully designed with a generous dining area to one end. Grey LVT flooring runs underfoot and there are spotlights to the ceiling and a pendant light over the dining table. Doors lead to the utility room, living room and entrance hallway.



UTILITY ROOM 6'0" apx x 6'0" apx



The utility room is handily located just off the kitchen and has space and plumbing for a washing machine and tumble dryer side by side. It is fitted with gloss white units and has a single bowl stainless steel sink and drainer with mixer tap, tiled splash backs and laminate worktops. One of the cupboards neatly conceals the property's central heating boiler. Grey LVT flooring continues underfoot. A part glazed composite door leads out to the side of the property and a door leads to the kitchen.

DOWNSTAIRS WC 2'11" x 5'2"



Handily located just off the entrance hallway the guest WC is fitted with a white compact corner pedestal hand wash basin with mixer tap and tiled splash backs accompanied by a matching low level WC. Grey LVT flooring runs underfoot. A door leads to the entrance hallway.

STUDY / BEDROOM FIVE 8'0" apx x 9'8"apx

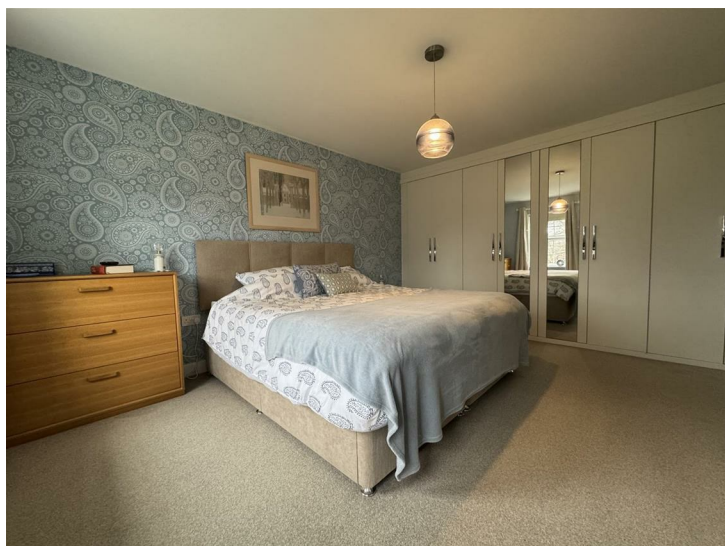
Located to the front of the property this light and airy neutrally decorated room makes the perfect study or could be an extra sleeping space if required. It has a window looking out to the front garden and quiet street. A door leads to the entrance hallway.

FIRST FLOOR LANDING 16'9" max x 7'8" max



A carpeted staircase with a white painted balustrade ascends to the first floor landing which is extremely spacious having room for furniture items, a built in double airing cupboard which houses the property's hot water cylinder and a hatch to the loft. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 13'11" apx x 13'9" apx



This generous double bedroom has two windows offering views out over the garden and is tastefully decorated with a papered feature wall. A bank of cream fitted wardrobes to one wall offer a great storage solution. Doors lead to the ensuite and landing.

EN SUITE 6'9" apx x 8'3" apx



This contemporary ensuite bathroom is fitted with a three piece white suite comprising a bath with central taps, a pedestal wash basin and a low level WC alongside a double walk in shower enclosure with a thermostatic shower. The walls are partially tiled with grey marble effect tiles around the bathing area and behind the wash basin. Grey LVT wood effect flooring runs underfoot, there are spotlights to the ceiling and a white heated towel radiator completes the room. An obscure window allows natural light to flood in and a door leads to the bedroom.

BEDROOM TWO 12'8" apx x 11'5" apx



This generous double bedroom can be found to the front of the property with two windows allowing natural light to enter and offering views over the quiet street. There is ample space to accommodate freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 11'8" apx x 10'1" max



This generous third bedroom has an alcove perfectly sized to accommodate a wardrobe and two windows offering views of the garden and allowing natural light to enter. There is an abundance of space for further items of freestanding bedroom furniture. A door leads to the landing.

BEDROOM FOUR 12'3" apx x 10'9" max into alcove



This charming fourth double bedroom is unusually shaped having an alcove perfectly sized to accommodate a wardrobe and two windows offering views of the street and filling the room with natural light. A door leads to the landing.

HOUSE BATHROOM 8'8" apx x 8'4" apx



This contemporary bathroom is fitted with a white three piece suite comprising a bath with central taps, a pedestal handwash basin, a low level WC and a double walk in shower enclosure equipped with a thermostatic shower. The room is partially tiled with pale grey tiles and there is grey LVT wood effect flooring underfoot. A white heated towel radiator and spotlights to the ceiling complete the scheme. An obscure window allows natural light to flood in and a door leads to the landing.

FRONT, GARAGE & PARKING

To the front of the property is a double driveway in front of a single garage which has an up and over door, light and power / EV charger. An open lawned garden sits in front of the property and a gentle set of steps leads to the front door. A path continues around the side of the property to a secure gate allowing access through to the rear garden.

REAR GARDEN



Nestled behind the property is a private enclosed rear garden which has a paved and gravelled area adjacent to the house perfect for a table and chairs for al fresco dining. The garden is mainly laid to lawn with planted borders.

MATERIAL INFORMATION

TENURE:

Freehold

ADDITIONAL COSTS:

There is an additional cost associated with the property for the upkeep of the landscaped areas on the development.

Estate/development charge - £204.60 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band F

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway / Electric car charging point

RIGHTS AND RESTRICTIONS:

Shared entrance to the property's driveway - shared with the two neighbours.

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 1000 Mbps - FTTP

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

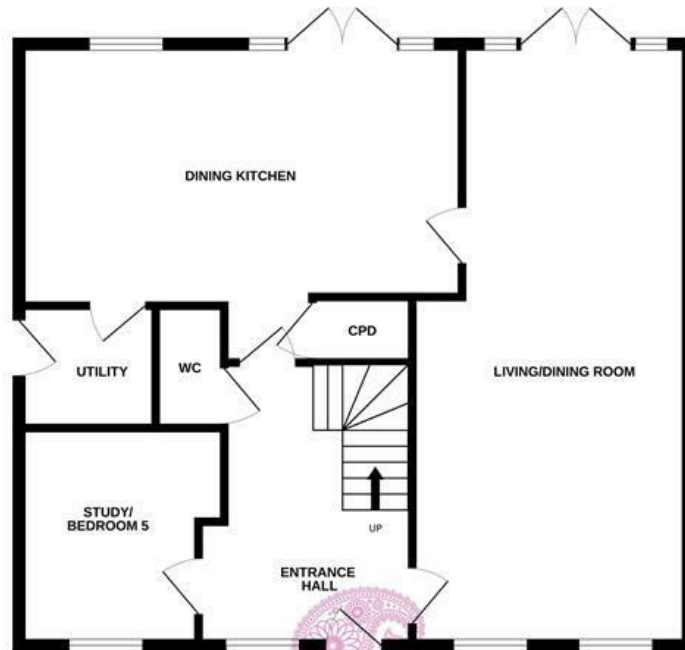
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

PAISLEY MORTGAGES

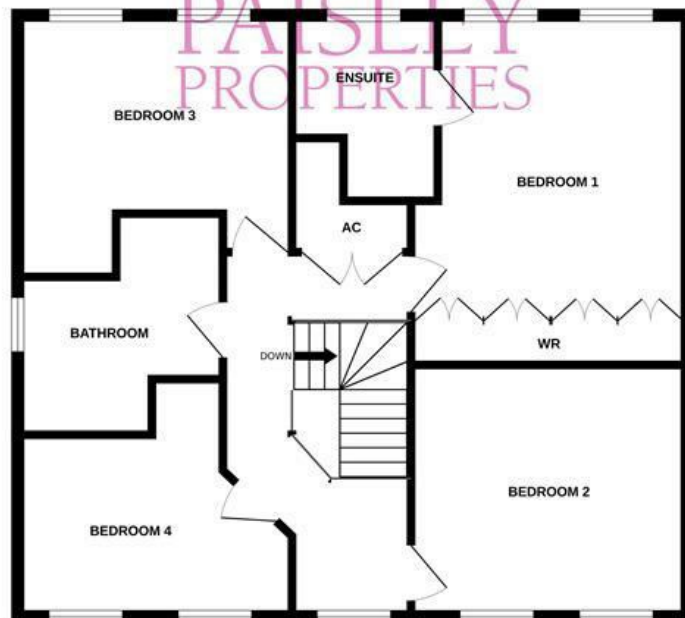
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		85	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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