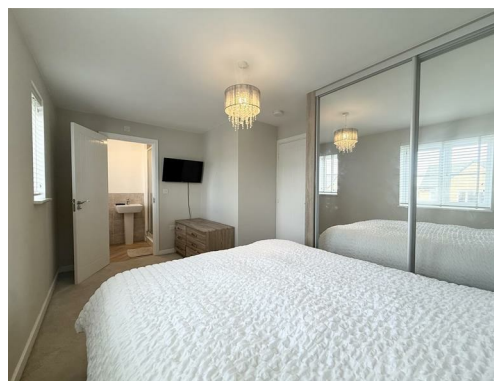


9 Jacquard Road,
Skelmanthorpe HD8 9ZB

OFFERS AROUND
£310,000



THIS BEAUTIFUL THREE-BEDROOM SEMI-DETACHED HOME BOASTS A GARAGE,
PARKING FOR TWO, AND AN ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B

PAISLEY
PROPERTIES

ENTRANCE HALL 4'11" apx x 3'6" apx



You enter the property through a composite door into a welcoming entrance hallway where there is space to remove outdoor coats and shoes. There is attractive parquet-effect flooring underfoot and a door leads to the lounge.

LOUNGE 16'1" max x 10'2" max



Stylishly presented in soft neutral tones with attractive panelling to one wall, this well-proportioned lounge has a front-facing window overlooking the cul-de-sac and parquet-effect flooring. There is plenty of space for a range of furniture and doors lead to the entrance hall and inner hall.

INNER HALL

Sitting in the centre of the home is this inner hallway, which nicely links all the downstairs rooms and has a staircase rising to the first floor. The parquet-effect flooring continues through the ground floor and doors lead to the lounge, dining kitchen and W.C.

DINING KITCHEN 18'10" apx x 7'7" apx



Spanning the width of the property, this lovely bright dining kitchen is located to the rear of the house with French doors which open onto the garden. The kitchen is fitted with a range of pale grey wall and base units with contrasting black handles, granite-effect work surfaces with matching upstands and a one-and-a-half-bowl white composite sink and drainer with black mixer tap. Integrated appliances include a single electric oven, four-ring gas hob, extractor fan, fridge freezer, dishwasher and washing machine. The kitchen area benefits from spot lighting and a rear-facing window. To the other end of the room there is ample space for a dining table and chairs. The parquet-effect flooring completes the room and a door leads to the inner hall.





DOWNSTAIRS W.C 4'8" apx x 3'1" apx



Conveniently positioned off the inner hallway is this handy downstairs cloakroom, which is fitted with a wall-hung hand wash basin with mixer tap and tiled splashback, and a low-level toilet. There is parquet-effect flooring underfoot and a door leads to the inner hall.

FIRST FLOOR LANDING

Stairs ascend from the inner hallway to the first-floor landing. There is a ceiling hatch which provides access to the loft space and doors which lead to the three bedrooms, bathroom and useful built-in storage cupboard.

BEDROOM ONE 14'3" max x 9'8" max



This elegantly presented main double bedroom is decorated in soft neutral tones and has a panelled feature wall. There are built-in wardrobes with sliding mirrored doors alongside space for other freestanding items such as a chest of drawers or dressing table. Two front-facing windows allow lots of natural light into the room and provide views out over the neighbouring fields. Doors lead to the en-suite and landing.





EN-SUITE 6'11" apx x 4'3" apx



Fitted with a modern three-piece white suite including a double shower cubicle with mains-fed shower, pedestal hand wash basin with mixer tap and a low-level toilet, this en-suite is partially tiled in tasteful wall tiles and has a front-facing obscure glazed window. There is parquet-effect vinyl flooring and the door leads to the bedroom.

BEDROOM TWO 11'3" apx x 8'8" apx



A good-sized double bedroom, this room has plenty of space for a range of freestanding bedroom furniture and is well presented. Positioned to the rear of the property, there is a window overlooking the garden and a door which leads to the landing.

BEDROOM THREE 9'11" apx x 7'10" apx



Unusual for a three-bedroom property, this third bedroom can accommodate a double bed and wardrobes if desired. The room enjoys neutral décor, has a rear-facing window looking out over the garden and a door which leads to the landing.

BATHROOM 8'7" apx x 5'6" apx



This 'like new' contemporary house bathroom comprises a bath with mixer tap, pedestal hand wash basin and low-level toilet. The room is partially tiled in attractive wall tiles, has a side-facing obscure glazed window, parquet-effect vinyl flooring and a door which leads to the landing.

DRIVE AND GARAGE

A double-width driveway provides off-road parking and a single garage with up-and-over door offers either a third parking space or extremely handy additional storage.

REAR GARDEN



This good-sized garden is mainly laid to lawn but also has a small patio adjoining the house. The garden is fully enclosed with a mixture of boundary wall and fencing.



MATERIAL INFORMATION - PAISLEY

TENURE:

Freehold

ADDITIONAL COSTS:

Estate/development charge - £xxx per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees

PROPERTY CONSTRUCTION:

Standard

The property has a new build warranty on it through xxxx

PARKING:

Garage, Driveway and Electric car charging point

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 xxx Mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES - PAISLEY

AGENT 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.

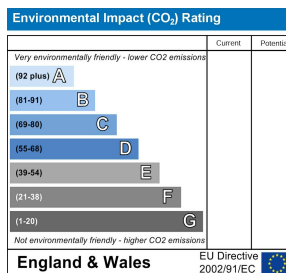
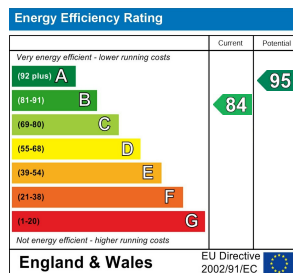
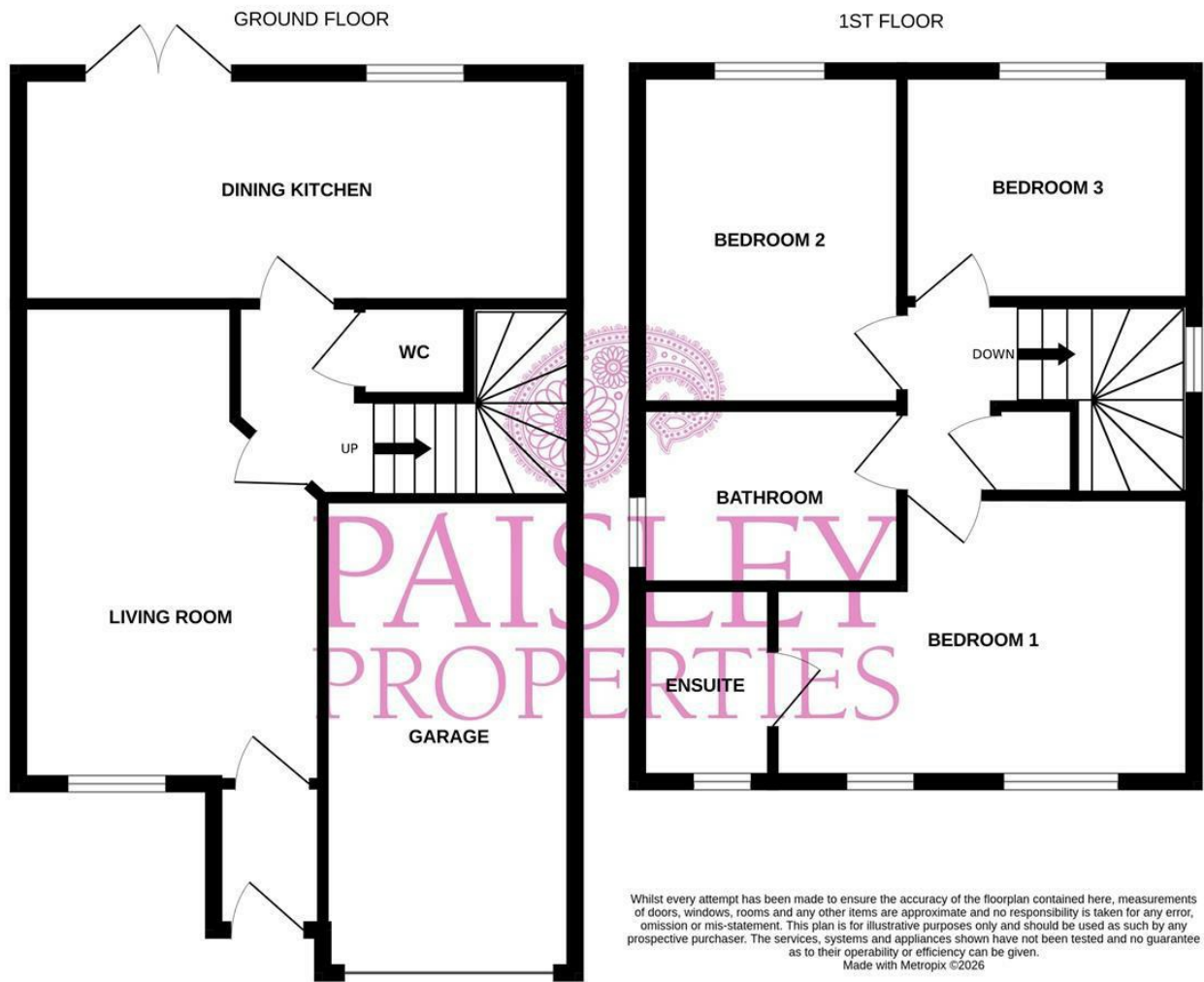
PAISLEY PROPERTIES - PAISLEY

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 - PAISLEY

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. *



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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES