

104 Huddersfield Road,
Skelmanthorpe HD8 9AS

OFFERS AROUND
£187,500



THIS WELL PRESENTED THREE BEDROOM TERRACE PROPERTY BOASTS BOTH
FRONT AND REAR GARDENS, OFF ROAD PARKING AND FAR REACHING VIEWS.

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

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a uPVC door in the entrance hall where there is space to remove outdoor coats and shoes on arrival. Grey wood effect laminate flooring runs underfoot. A staircase ascends to the first floor landing and a door leads through to the lounge.



LOUNGE 13'10" max x 13'8" max

This spacious lounge is bright and airy courtesy of a large front facing window. Alcoves either side of the chimney breast make the perfect homes for free standing furniture items and a modern electric fire creates a focal point in the room. Pale grey wood effect laminate floor underfoot. Doors lead through to the entrance hall and breakfast kitchen.



BREAKFAST KITCHEN 17'1" max x 5'8" max

To the rear of the property is a breakfast kitchen which has space for a table and chairs. The kitchen is fitted with white wall and base units, black work surfaces with matching upstands and a black one and half bowl sink with mixer tap over. There are integrated appliances including a single electric oven, four ring electric hob, sleek extractor fan and fridge. There is a rear facing window, fitted with a venetian blind, with far reaching views over rolling hills, spot lighting to the ceiling and pale grey laminate flooring which continues through from the lounge. The property's central heating boiler is located in here and neatly tucked in a wall cupboard are the fuse board and meters. Doors lead through to the lounge, cellar and utility room.





CELLAR

Steps lead down from the kitchen to a handy cellar which provides additional storage for non perishable items.

UTILITY 6'10" max x 3'5" max

A very useful utility room leads off from the kitchen, with plumbing for a washing machine, and a black worktop which offers that extra workspace that is always well received. There is a rear facing window, ceiling light and grey wood effect laminate flooring. A part glazed internal door leads to the breakfast kitchen, and an external uPVC door gives access out to the rear of the property.



FIRST FLOOR LANDING

A staircase ascends to the first floor landing which has doors leading to the three bedrooms and bathroom.

BEDROOM ONE 9'11" max 10'7" max

This neutrally decorated double bedroom is very well proportioned, with ample space for freestanding bedroom furniture. The room is located to the rear of the property with a window providing stunning views to Emley Moor Mast. A door leads through to the landing.



BEDROOM TWO 8'10" max x 9'0" max

With views over the front garden from its window, this second neutrally decorated bedroom is another good sized double room with space for freestanding furniture. A door leads to the landing.

BEDROOM THREE 8'10" max x 7'7" max

The third bedroom offers a built in cupboard/wardrobe over the stairs and has room to accommodate a single bed and accompanying furniture items. There are plenty of alternative uses for this room, including a home office, hobby room or nursery. There is a front facing window allowing natural light to enter and a door leads to the landing.



BATHROOM 6'8" max x 6'6" max

The beautifully designed contemporary bathroom is fitted with a three piece white suite including bath with mixer tap, glazed screen and mains fed shower over, pedestal hand wash basin with waterfall style mixer tap and a low level WC. The room is partially tiled with decorative wall tiles, has an obscure glazed rear facing window, spot lighting, tiled flooring and a chrome heated towel rail. A door leads to the landing.



FRONT GARDEN

There is a fully enclosed, south facing, front garden with a gorgeous oak porch that immediately catches your eye. A gated stone path leads to the front door and the area to the left is laid with slate, ideal for outdoor furniture, a BBQ, pots and planters.



REAR GARDEN / PARKING

To the rear of the property there is vehicle access and space to park a car off road. This area could alternatively be used as a second low maintenance seating area and has flagged paving, the perfect place to sit and enjoy your surroundings with picturesque views. There is also room to store bins.



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 B

PROPERTY CONSTRUCTION:

Standard

PARKING:

Potential for off road parking to the rear.

RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

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 1800 Mbps Download and 220 Mbps Upload.

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.

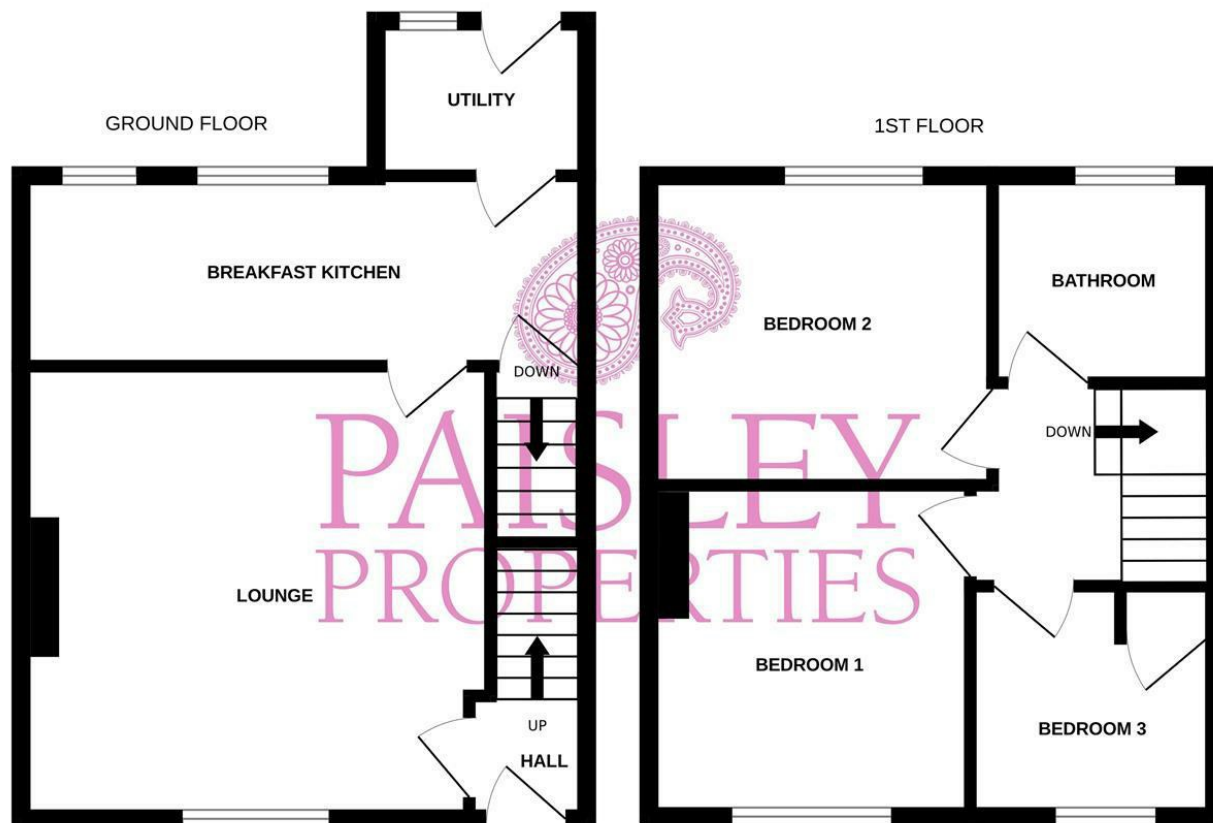
PAISLEY PROPERTIES

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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

67

85

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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