

17 Woodlands Drive,  
Skelmanthorpe HD8 9DB

OFFERS AROUND  
£260,000



THIS TWO/THREE BEDROOM DETACHED BUNGALOW HAS BEEN WELL MAINTAINED OVER THE YEARS AND IS READY FOR SOME MODERNISATION. BENEFITTING FROM A QUIET CUL DE SAC LOCATION WITH DRIVEWAY PARKING, PRIVATE ENCLOSED GARDEN AND A CONSERVATORY THIS REALLY DOES NEED TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 6'6",164'0" max x 15'9" max**



You enter the property through a white uPVC door into a welcoming hallway. A built in cupboard houses the property's hot water cylinder and offers storage too and there is space to accommodate items of furniture. Doors lead to the two bedrooms, lounge, kitchen, dining room and wet room.

### **LOUNGE 10'1" max x 18'2" max**



Located to the front of the property with a bay window looking out to the quiet cul de sac, this spacious lounge has an electric fire in a tiled and timber surround as a focal point and ample space for lounge furniture. There is carpet underfoot and a central brass ceiling light fitting. A door leads to the hallway.

### **KITCHEN 9'1" max x 10'1" max**



Flooded with natural light from its side facing window, the kitchen is fitted with oatmeal melamine base and wall units with timber handles, marble effect laminate worktops, tiled splashbacks and a single bowl white sink and drainer with mixer tap. Cooking facilities comprise a four burner gas hob with extractor fan over and an electric oven. There is space for a tall fridge freezer and plumbing for a washing machine. Vinyl flooring runs underfoot. A stable style uPVC door leads out to the side of the property and a door leads to the hallway.

### **BEDROOM ONE 8'8" max x 13'3" max**



Positioned to the front of the property and enjoying views over the street from its window, this good sized double bedroom is neutrally decorated and has carpet underfoot. A door leads to the hallway.

## **BEDROOM TWO 10'1" max x 9'9" max**



Enjoying views of the rear garden from its window, a second double bedroom can be found towards the rear of the property. There is ample space for freestanding bedroom furniture and a door leads to the hallway.

## **DINING ROOM 8'9" apx x 8'11" apx**



Again situated to the rear of the property, the dining room has space for a dining table and chairs and benefits from a set of French doors which lead out to the conservatory and allow natural light to enter. This room is versatile and could be a further bedroom if desired. A door leads to the hallway.

### **CONSERVATORY 8'3" apx x 9'1" apx**



Accessed from the dining room, the conservatory is a good size and has dwarf walls, white frames and a polycarbonate sloping roof. It is the perfect place to sit and enjoy the garden. French doors open to both the dining room and the garden, where they lead out onto a decked area.

### **WET ROOM 6'1" apx x 5'5" apx**



The wet room is equipped with a thermostatic shower with a fold down seat and fitted with a wall mounted hand wash basin with chrome taps and a matching low level WC. The walls are fully tiled with decorative tiles and there is grey anti-slip flooring underfoot. A large obscure window allows natural light to enter and a door leads to the hallway.

## EXTERIOR



To the front of the property is a landscaped open garden with a driveway running down the side of the property to the rear garden. A path runs around the front of the property to a timber gate which then gives access to the rear garden. There are several timber garden buildings used for storage. A timber decked area can be accessed via a ramp from the driveway and this provides a seating area outside the conservatory. The rest of the garden is laid to lawn with well established planted beds to the perimeter.



## **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 brick and block

### **PARKING:**

Driveway

### **RIGHTS AND RESTRICTIONS:**

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

There have been 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

### **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.

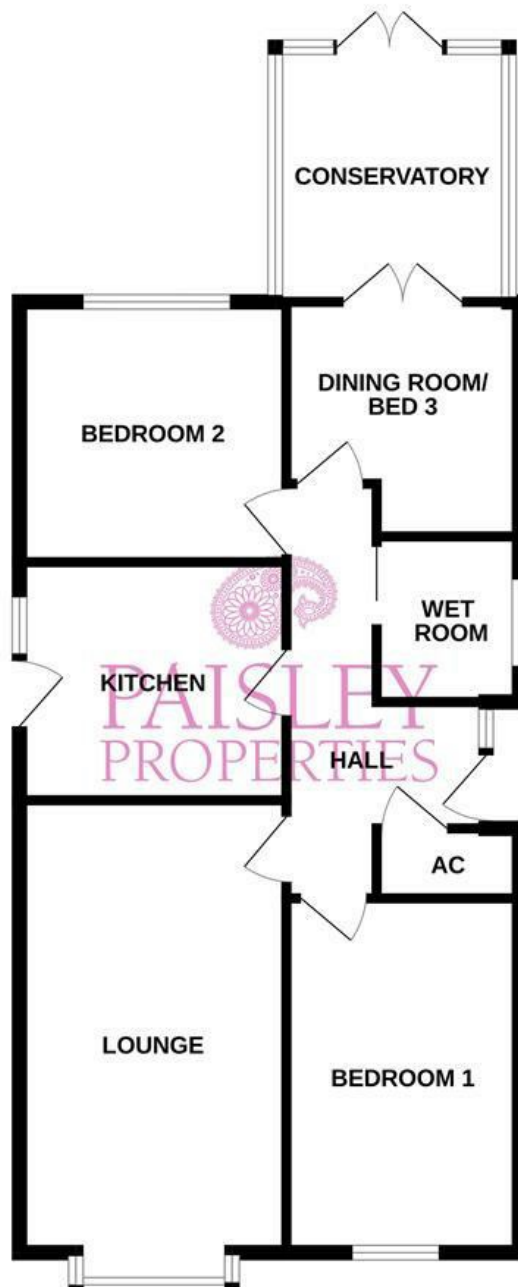
## **PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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 |  |                         |           |
|                                             |  | 59                      | 77        |
| England & Wales                             |  | 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|                                                                 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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

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