15 King Street, Skelmanthorpe HD8 9DY

OFFERS AROUND
£200,000

THIS LIGHT AND SPACIOUS, TWO DOUBLE BEDROOM TERRACE PROPERTY, ENJOYS A CENTRAL LOCATION IN THE POPULAR VILLAGE OF SKELMANTHORPE WITH ENCLOSED REAR GARDEN AND OFF ROAD PARKING.

FREEHOLD / EPC RATING: C / COUNCIL TAX BAND: A

PAISLEY
PROPERTIES

ENTRANCE 3'11" x 3'4" approx.
You enter the property through a composite door into the entrance porch, which has space for coats and shoes and a part glazed timber door leading into the lounge/diner.

LOUNGE 19'10" x 11'6" (max) approx.
Positioned to the front of the property, this good sized lounge is light and airy courtesy of a large front facing window. A beautiful stone fireplace with a decorative tiled hearth creates a lovely focal point to the room and could house a log burner or alternatively some candles / decoration inside. This characterful and cosy room has neutral décor, LVP wood effect flooring, pendant lighting and there is ample space to house freestanding lounge furniture with the possibility of having a dining table and chairs to one side if desired. A doorway leads to the kitchen and an open staircase with decorative balustrading ascends to the first floor landing. A door leads to the entrance.

DINING KITCHEN 13'5" x 8'1" approx.
Located to the rear of the property is this good sized kitchen which is fitted with a range of matt grey base and wall units, solid wood block worktops, a composite sink and drainer with mixer tap over, Indesit double electric oven, four ring induction hob and black extractor fan. There is plumbing for a washing machine and space for a fridge freezer. The room has been tastefully decorated in neutral tones with tiled splash backs and wood effect LVP flooring. There is a rear facing window and an external door provides access to the rear garden. A doorway leads to the lounge.

STAIRS AND LANDING
An open timber staircase ascends from the lounge to the first floor landing, where doors lead through to the two bedrooms and house bathroom. The space is decorated in neutral tones, has pendant lighting and loft access hatch.

BEDROOM ONE 13′5″ x 8′1″ approx.
This beautifully presented double bedroom sits to the rear of the property and has lovely views over the garden and beyond from the large uPVC window. The room has pale décor, carpeted flooring, pendant lighting and there is space for freestanding wardrobes to one side of the bedroom. A door leads to the landing.

BEDROOM TWO 12′5″ (max) x 10′4″ approx.
This second double bedroom is positioned at the front of the property and benefits from a large uPVC window flooding the room with an abundance of natural light. The room is decorated in neutral tones, has carpeted flooring, pendant lighting, space for freestanding wardrobes and the property's combination boiler is neatly housed in a cupboard. A door leads to the landing.

BATHROOM 7′3″ x 5′7″ approx.
Fitted with a white three piece suite including bath with mixer tap, and thermostatic shower over, a pedestal hand wash basin with mixer tap and a low level W.C, the room is partially tiled with decorative wall tiles, has vinyl flooring and a ceiling mounted extractor fan. There is a useful storage cupboard with fitted shelving and a second door leads onto the landing.

GARDENS AND PARKING

To the rear of the property is a charming, enclosed cottage garden with stone walling and boundary timber fencing. There is a shale patio which provides an ideal location for outdoor dining furniture, and a raised lawn with flower bed borders on either side have established plants and shrubs and space for a vegetable garden. A small timber shed offers useful outside storage space and there is a handy outdoor tap. To the front of the property is a low maintenance pebbled garden with space for pots and planters and driveway suitable for one vehicle.

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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
In a conservation area

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 /
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water / Natural Spring
Sewerage - Mains / Septic Tank / Cesspit / Sewerage Treatment System
Electricity - Mains / Solar panels
Heating Source - Mains Gas / Oil / LPG / Biomass / Air source heat pump
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.

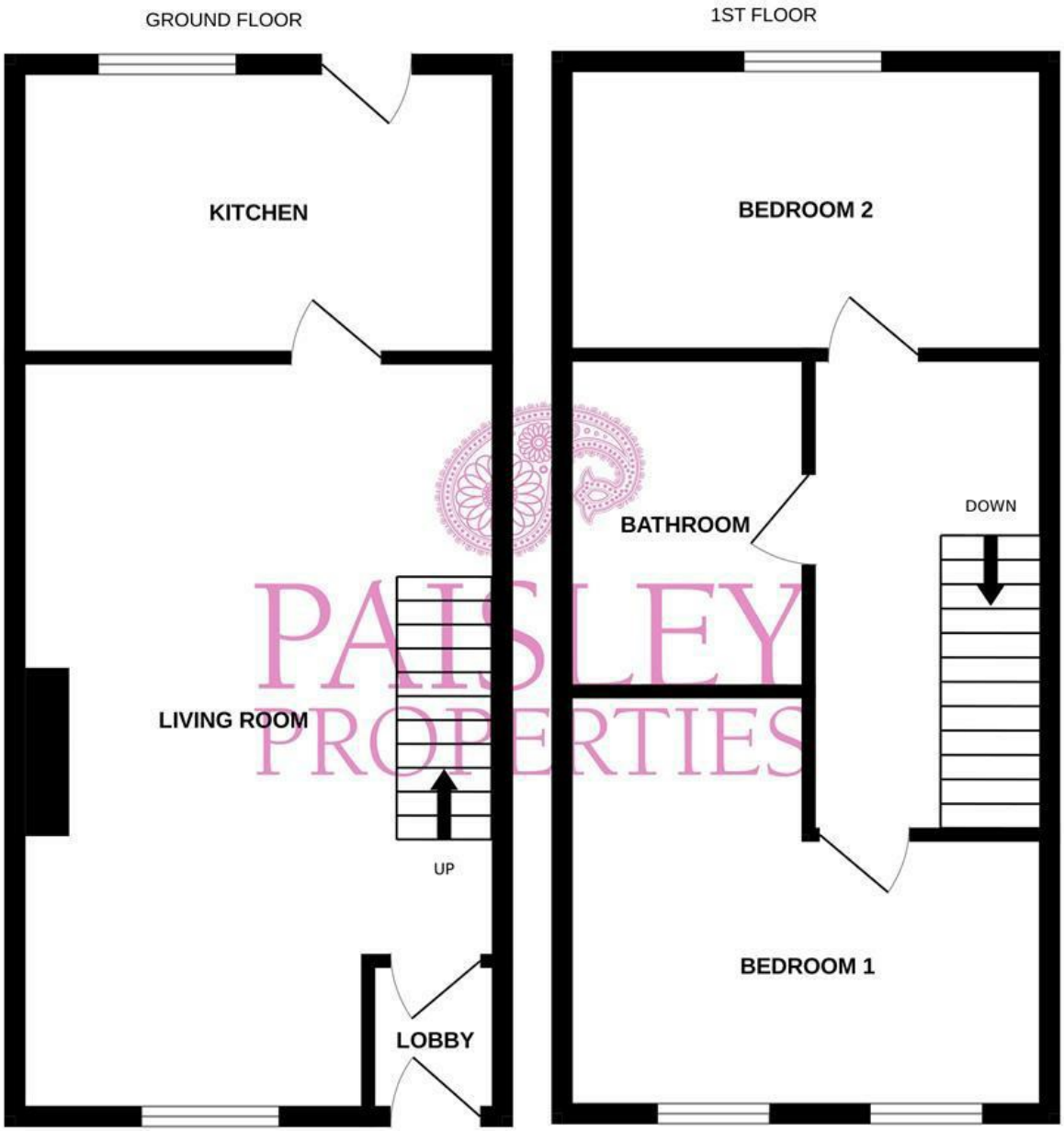
AGENTS NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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
We 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. *

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 for a free, no obligation quote or for more information.



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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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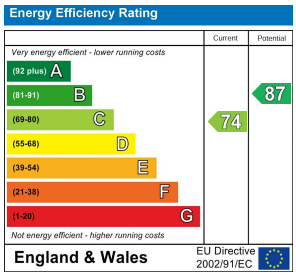

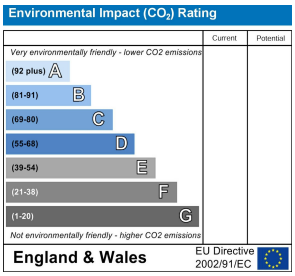

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