

36 Windmill Crescent,  
Skelmanthorpe HD8 9EL

OFFERS AROUND  
£245,000



THIS IS A WELL PRESENTED TWO/THREE BEDROOM SEMI DETACHED PROPERTY, WHICH IS ALSO BURSTING WITH POTENTIAL AS THE CLIENTS ALSO HAVE PLANNING PERMISSION FOR A LARGE WRAP AROUND SINGLE STORY EXTENSION, WITH WELL MAINTAINED GARDENS TO THREE SIDES AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES



### ENTRANCE HALLWAY

You enter the property through a uPVC double glazed door into this spacious entrance hallway which allows further access to both first and ground floor living space. The hallway has fitted corner storage, a further understairs cloaks cupboard which houses the property's gas combination boiler and a front facing window. A staircase with spindled balustrade leads up to the first floor landing and doors give access to living room and kitchen.



### LIVING ROOM 14'11" x 12'7"

A bright and spacious living room, this space is well presented to a contemporary theme with an electric fire set within a modern surround with granite hearth and mantel being the focal point. Having a window to the front overlooking the garden this room offers ample space for free standing furniture and has a door leading to the entrance hall.



### DINING KITCHEN 19'2" x 7'6"

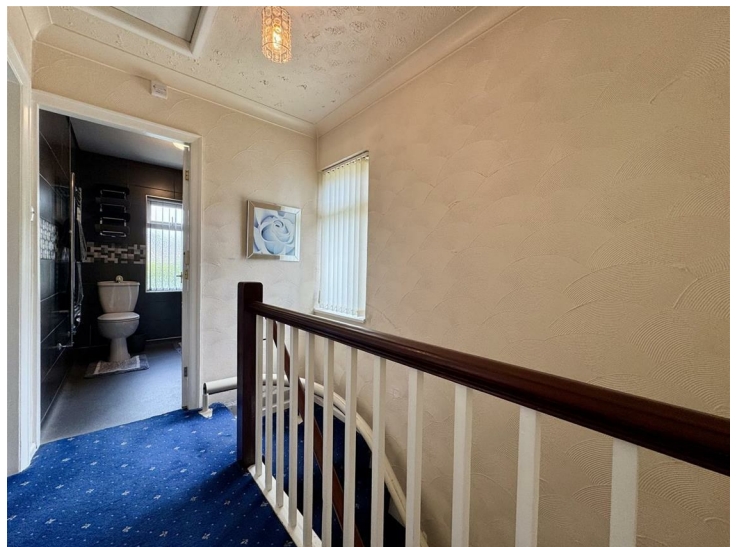
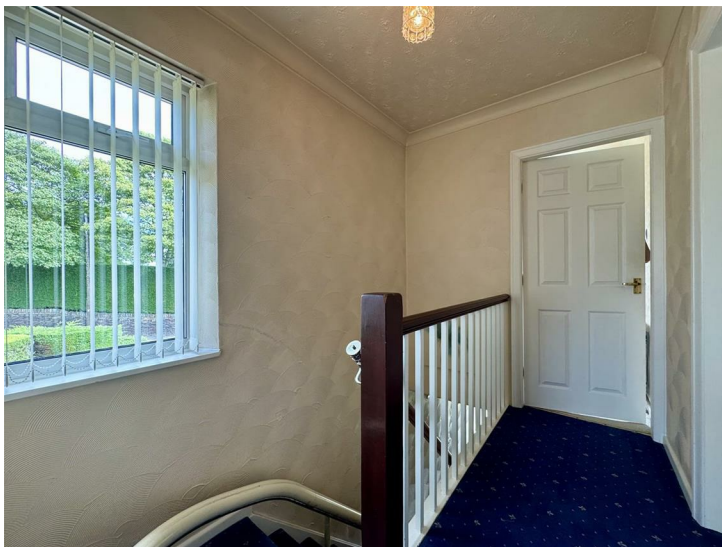
A spacious kitchen area offering the opportunity for both formal and informal dining areas, the kitchen is fitted with a comprehensive range of wood effect wall, base and drawer units with contrasting granite effect veneered work surfaces and tiled splashbacks, inset stainless steel sink unit, display shelving, plumbing for automatic washing machine, dishwasher and space for free-standing fridge and freezer. A breakfast bar offers an informal seating space, whilst room for a small dining table gives further options. Windows overlook the rear whilst an external door gives access to the rear enclosed patio. A further door leads to the entrance hall.





## FIRST FLOOR LANDING

Stairs ascend to the first floor which has a side window, loft access hatch and doors leading to all bedrooms and the shower room.





### **BEDROOM ONE 12'9" x 11'2" max**

Positioned to the rear of the property, this well proportioned double bedroom affords space for a full bedroom suite and has window overlooking the rear. A door leads to the first floor landing.



### **BEDROOM TWO 11'6" x 12'8"**

A second generous double bedroom this is located to the front of the property with space for freestanding furniture and views over the garden and distant views beyond from its window. A door leads to the landing.



### **THIRD ROOM /STUDY 5'10" x 6'0"**

A versatile third room offering potential as a study, nursery or small child's bedroom. There is a front facing window and door leading to the landing.

### **SHOWER ROOM 5'10" x 7'5"**

Being refurbished in recent years to a contemporary theme including a wet shower area, hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C this shower room is fully tiled two tone wall tiles, has a fitted vertical chrome towel rail radiator and frosted window to the rear. A door leads to the landing.





**EXTERNAL, FRONT AND SIDE**

Sitting on a exceptional corner plot the property has extensive and well kept lawns to the front and side with gated and paved pathways and hedged boundaries. There is a side door giving access to the useful coal store. There is the potential to create off road parking within the gardens subject to the necessary permissions.

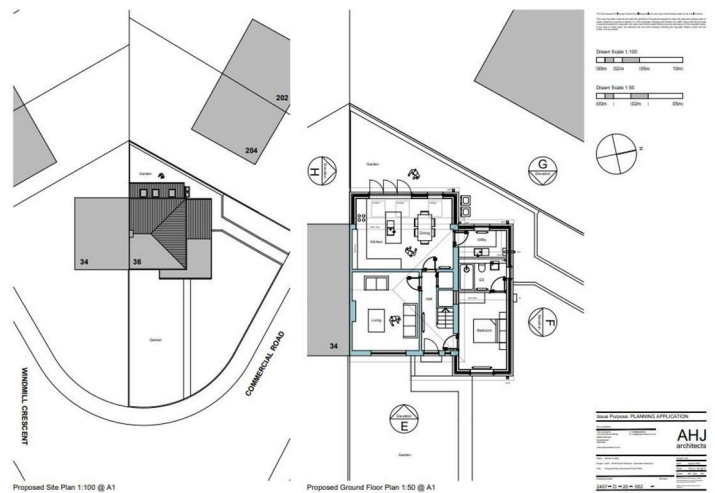




Access from both the kitchen and rear gate lead to a two tiered, fully enclosed paved patio area with large composite shed and outside water tap.



Please see the link below to the Kirklees portal:  
<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/92739>



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
On Street Parking

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations 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.

The property has planning permission for a single storey ground floor extension.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 1000mbps

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

## **AGENT 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**

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.

## **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 to arrange an appointment.

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

## **SURVEY TEXT**

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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