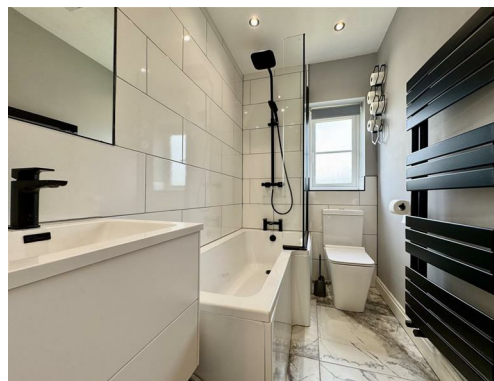


27 Baildon Way,
Skelmanthorpe HD8 9GY

OFFERS AROUND
£215,000



THIS IS A FULLY MODERNISED TWO BEDROOM END TERRACE PROPERTY WITH
SPACIOUS LIVING ACCOMODATION, ENCLOSED GARDEN AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALL 3'0" apx x 2'11" apx

You enter the property through a composite part glazed door into this handy entrance hall where there is space to remove and store outdoor coats and shoes. There is a side facing window, parquet LVT flooring and a part glazed door which leads to the lounge.



LOUNGE 11'9" max x 11'7" max

This spacious lounge has an attractive feature media wall which also houses a modern electric fire. There is a large bay window which lets in an abundance of natural light, parquet wood effect LVT flooring and a staircase which rises to the first floor landing. An opening gives access to the dining kitchen and doors lead to the entrance hall and downstairs W.C.



DINING KITCHEN 11'8" apx x 10'6" apx

Having only recently been fitted this stylish kitchen comprises of white gloss wall and base units, solid wood work surfaces, tiled splashbacks and a white one and a half bowl sink and drainer with mixer tap. The kitchen also benefits from integrated appliances including a single electric oven, four ring induction hob, extractor fan, fridge, freezer, dishwasher and washing machine. To one side of the room there is ample space for a dining table and chairs, there is spot lighting to the ceiling, tasteful neutral decor, the parquet effect flooring continues through from the lounge and there is a rear facing window. French patio doors open to the garden.



DOWNSTAIRS W.C 4'9" apx x 3'0" apx

Situated in the understairs space is this useful ground floor cloakroom. Fitted with a wall mounted hand wash basin with tiled splash back and low level W.C there is parquet LVT flooring underfoot and a door opens to the lounge/dining kitchen.

FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing where there is a side facing window allowing natural light to cascade down the stairs and doors which lead to the two bedrooms, bathroom and store cupboard. The store cupboard is perfect for hiding away household items.



BEDROOM ONE 11'9" max x 11'7" apx

Positioned to the front of the property is this generously sized double bedroom. There is a built in cupboard to one corner offering discreet storage alongside plenty of space for a range of free standing items. A window looks out over the cul-de-sac, the room is decorated in neutral tones and a door leads to the landing.

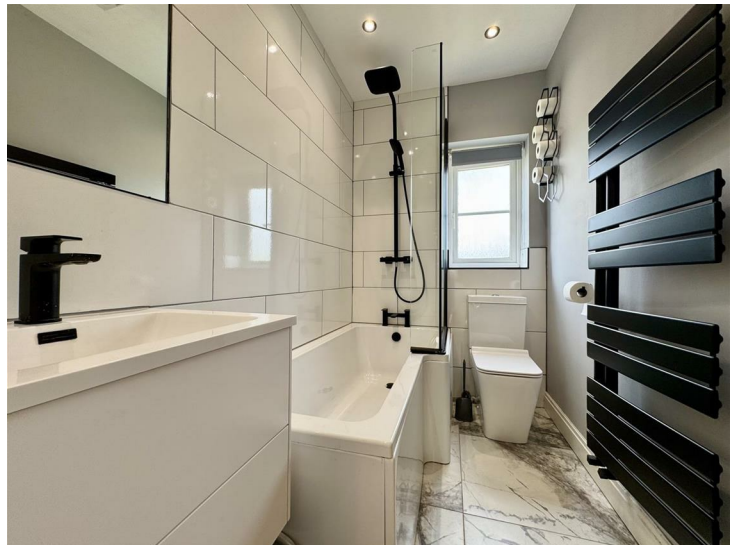


BEDROOM TWO 10'11" apx x 6'6" apx

This second double bedroom also boasts a useful built in storage cupboard and is again nicely decorated. There is a rear facing window and door which leads to the landing.

BATHROOM 7'6" apx x 4'9" apx

Comprising of a contemporary three piece suite including P shaped bath with mains fed, black, dual head shower over, a hand wash basin with black mixer tap which sits upon a white drawer vanity unit and a low level W.C this bathroom is partially tiled in large white wall tiles and complementing marble effect floor tiles and has a black heated towel rail. There is spot lighting, an obscure glazed rear facing window and door which leads to the landing.



FRONT AND OFF PARKING

To the front of the property there are two parking spaces. There is also a flower bed which adds to the curb appeal and a gate which provides access down the side of the property to the rear garden.

REAR GARDEN

This fully enclosed garden has a patio seating area and good sized level lawn. There is a gate leading to the side path.



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 brick and block

PARKING:
Driveway

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 1000mbps

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.

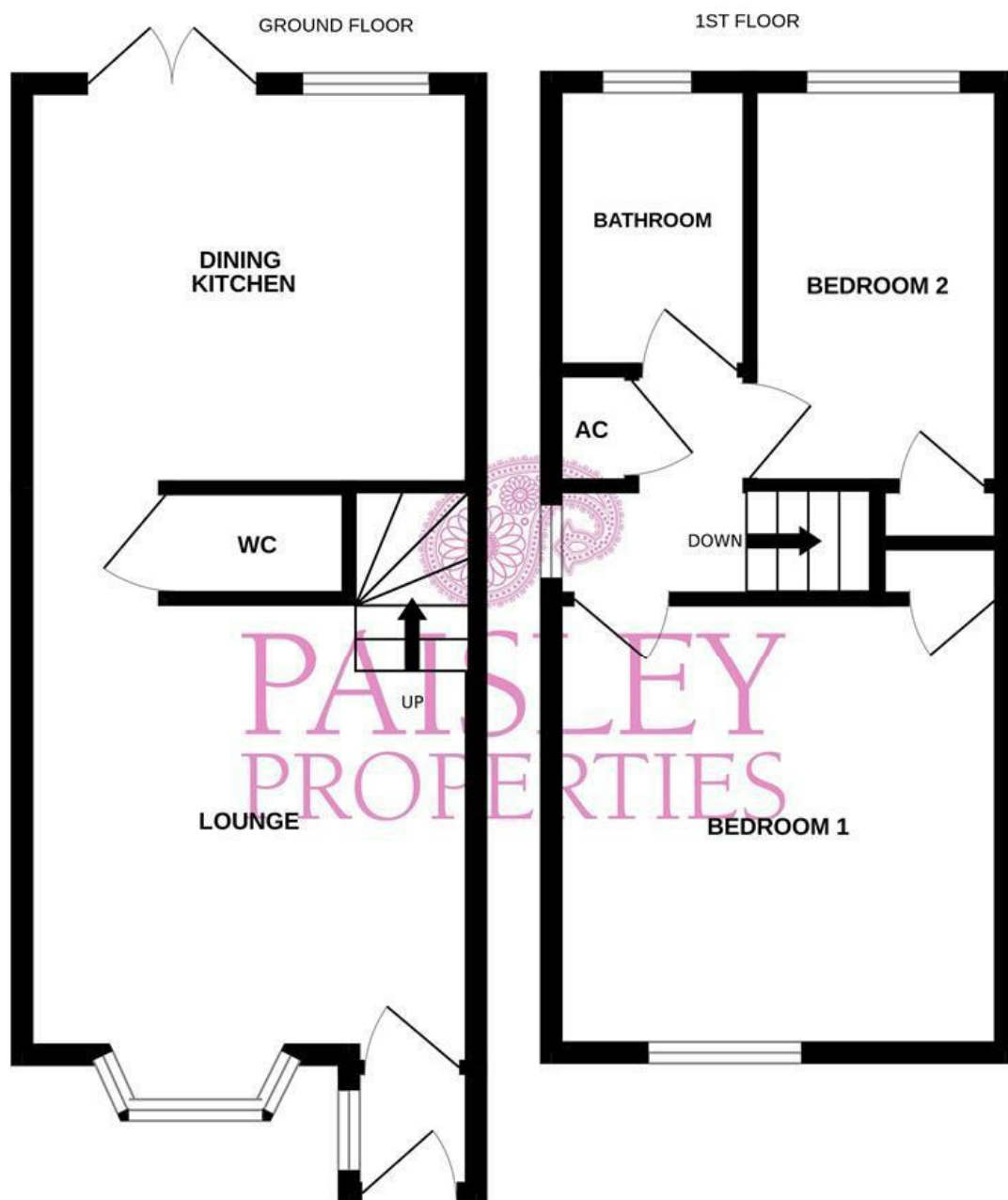
PAISLEY MORTGAGES

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.



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		
	76	90
England & Wales	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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PAISLEY
PROPERTIES