

9 Gardeners Walk,
Skelmanthorpe HD8 9GP

OFFERS AROUND
£285,000



THIS WELL PRESENTED END TERRACE THREE BEDROOM PROPERTY OFFERS
VERSATILE ACCOMMODATION OVER THREE FLOORS AND BOASTS DRIVEWAY
PARKING, DETACHED SINGLE GARAGE AND A LOW MAINTENANCE ENCLOSED GARDEN.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'10" apx x 6'10" apx

You enter the property through a part glazed composite door into a welcoming hallway which is equipped with hardwearing matting underfoot and neutral décor. A carpeted staircase ascends to the first floor and doors lead to the downstairs WC, the kitchen and dining room/family room.

DOWNSTAIRS WC 3'4" apx x 6'11" apx

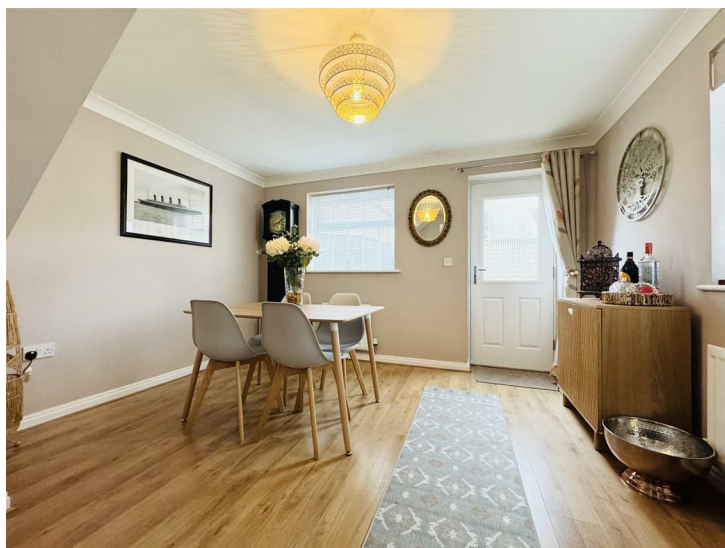
Handily located just inside the front door, the guest WC is fitted with a white pedestal hand wash basin with mixer tap and a matching low-level WC. Grey marble effect tiles create a splashback behind the wash basin and coordinating mosaic effect grey vinyl flooring runs underfoot. A door leads to the entrance hallway.

DINING KITCHEN 12'6"apx x 12'2"apx



Flooded with natural light courtesy of windows to dual aspects, this modern kitchen is fitted with white & grey high gloss base and wall units, contrasting wood effect worktops, tiled grey splashbacks and a black single bowl sink and drainer with mixer tap over. Cooking facilities comprise an induction hob with a stainless steel extractor fan over and a double electric fan oven. Integrated appliances include a tall fridge freezer and there are spaces and plumbing for a washer and dryer. There is ample space to accommodate a dining table and chairs. Grey wood effect vinyl runs under foot and spotlights to the ceiling complete the room. A door leads to the hallway.

DINING ROOM / FAMILY ROOM 12'3" apx x 11'5" apx



Again, light and airy courtesy of windows to dual aspects, this versatile room is currently used as a dining room but could have a multitude of uses including an extra lounge or even a bedroom. A low level understairs cupboard provides storage. Oak effect laminate flooring runs under foot and a part glazed composite door gives access out to the garden. A door leads to the entrance hallway.

FIRST FLOOR LANDING 5'0" apx x 5'10" apx

A carpeted staircase ascends from the entrance hallway to the first floor landing which has a further staircase rising to the second floor and doors leading to a double bedroom and the lounge.

LOUNGE 12'2" apx x 16'2" apx



Decorated to ooze tranquility and calm, this lovely large lounge has ample space to accommodate lounge furniture. Light spills into the space from not only a window but also a set of French doors with a Juliet balcony. A door leads to the first floor landing.

BEDROOM THREE 8'8" apx x 12'3" apx



Benefiting once again from windows to dual aspects, this good size double bedroom has ample space for freestanding bedroom furniture. It is neutrally decorated with carpet underfoot. A door leads to the first floor landing.

SECOND FLOOR LANDING 5'1" apx x 11'10" apx

A carpeted staircase with a white painted balustrade ascends to the second floor landing which has a cupboard housing the property's hot water cylinder and a hatch to the loft. Doors lead to two further bedrooms and the house bathroom.

BEDROOM ONE 8'8" apx x 12'3" apx

This good sized neutrally decorated double bedroom has a built in wardrobe to one corner, neutral décor and carpet underfoot. Two windows allow light into the space and doors lead to the en-suite and landing.

EN-SUITE 6'9" apx x 4'0" apx



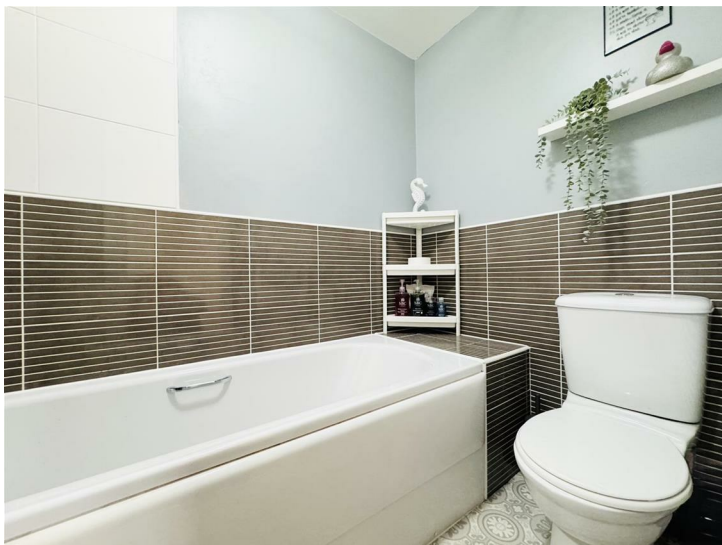
This contemporary ensuite shower room is fitted with a glass enclosure with a sliding door and thermostatic chrome mixer shower, a pedestal hand wash basin with mixer tap and a matching low level WC. Grey wood effect vinyl flooring runs underfoot. A mirror cabinet above the basin offers storage. A white heated towel radiator and spotlights to the ceiling complete the room.

BEDROOM TWO 12'3" apx x 8'9" apx



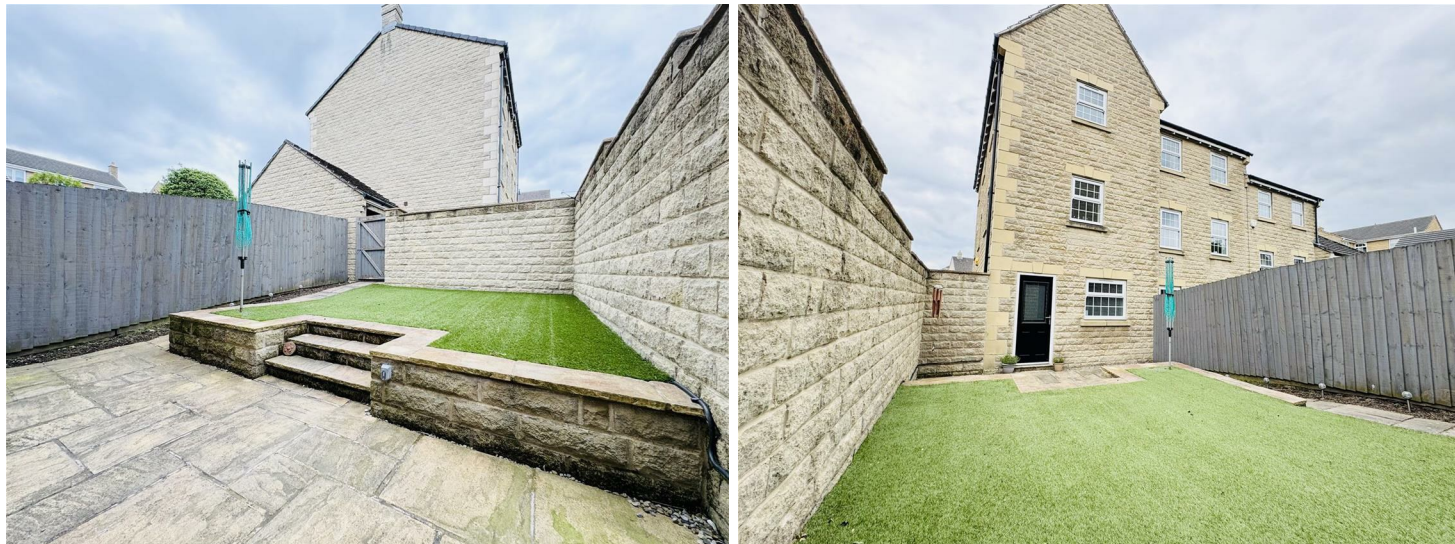
A further neutrally decorated double bedroom which has a built in wardrobe and dual aspect windows flooding the room with light. A door leads to the landing.

HOUSE BATHROOM 6'9" apx x 4'11" apx



Fitted with a white three piece suite comprising a bath with shower mixer tap attachment, a pedestal hand wash basin with mixer tap and a low level WC, this modern bathroom is well presented and has contemporary striped tiles adorning the walls. Grey patterned vinyl flooring runs underfoot and there is a flush light fitting. A white heated towel rail and a mirror cabinet complete the scheme. A door leads to the landing.

GARDEN



To one side of the property between the house and the driveway and garage sits a low maintenance enclosed garden space which has a patio close to the house perfect for al fresco dining and the rest is laid to artificial turf. A path leads to a gate which leads out to the property's driveway.

PARKING & GARAGE



The property benefits from a driveway which allows parking for one vehicle in front of a detached garage which has light and power, an up and over door and storage above the rafters. A gate gives access into the garden and where a path leads to the property's rear door.

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:

Garage / 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 have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available / There are no known structural defects to the property / There is a known structural defect to the property and information can be provided upon request.

The property contains cladding / A EWS1 form is available / The property contains spray foam insulation / The property contains asbestos

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 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

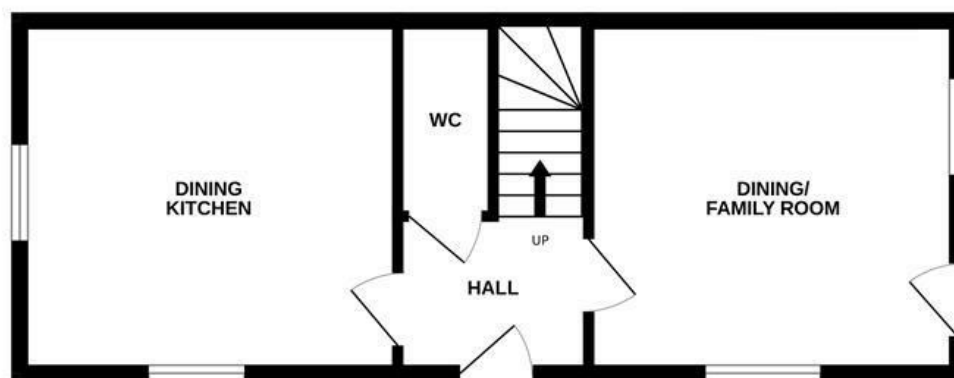
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment 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. *

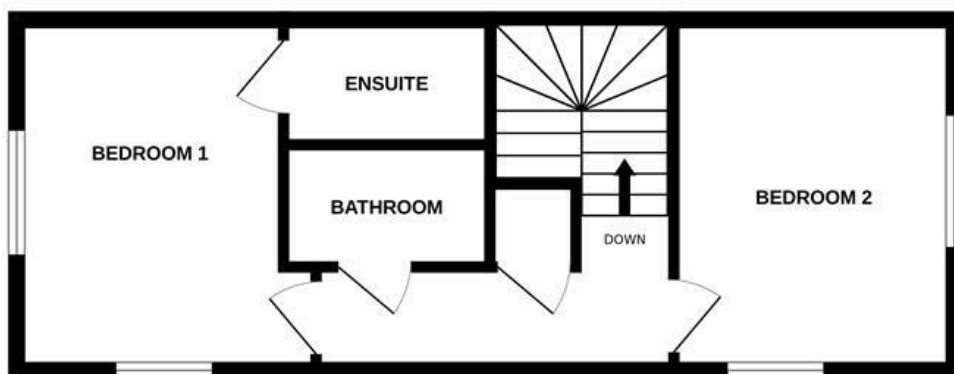
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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