# 35 Saville Road,
# Skelmanthorpe HD8 9EG

**OFFERS AROUND**
**£140,000**















**NO ONWARD CHAIN** THIS CHARACTERFUL ONE BEDROOM TURNKEY COTTAGE IS BEAUTIFULLY PRESENTED AND BURSTING WITH CHARM SITTING IN A VILLAGE LOCATION WITH ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY
PROPERTIES

**PORCH 4'6" apx x 6'7" apx**




You enter the property through a part glazed painted timber door into a welcoming porch which has wood flooring under foot, a front facing window allowing natural light to enter, space to hang coats and a rustic style door leading into the living space.

**OPEN PLAN LIVING DINING KITCHEN 16'2" apx x 14'6" apx**




Flooded with natural light from windows to dual aspects, this beautifully presented open plan living dining kitchen is fitted with timber base and wall units, dark laminate worktops, tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Set in to the chimney breast is a freestanding electric cooker with a concealed extractor fan over. There is space and plumbing for a washing machine and space for a tall fridge freezer. There is wood flooring to the kitchen area whilst a carpeted space creates room for lounge and dining furniture. A carpeted staircase ascends to the first floor landing and doors lead to the porch and down to the cellar.




**CELLAR 8′8″ apx x 7′2″ apx**




Accessed down a set of stone steps from the kitchen this dry cellar space has a stone vaulted ceiling, a built-in alcove for storage and is equipped with both light and power. The property's central heating boiler is situated at the top of the cellar steps.

**FIRST FLOOR LANDING 5′11″ apx x 5′8″ apx**
A carpeted staircase ascends from the lounge to the first floor landing which has doors leading to the bathroom and bedroom.

**BEDROOM ONE 16′4″ apx x 8′9″ apx**




Positioned to the front of the property with two mullion windows looking out to the quiet street, this double bedroom is tastefully decorated and has spotlights and beams to the ceiling. There is ample space for items of freestanding bedroom furniture. A large hatch allows access to the loft which is boarded and a rustic style timber door leads to the landing.

**BATHROOM 5′6″ apx x 9′10″ apx**




This contemporary bathroom is fitted with a four piece white suite comprising a freestanding bath tub with mixer tap and shower attachment, alongside a low-level WC and a matching pedestal hand wash basin and to one corner sits a quadrant shower enclosure equipped with a thermostatic mixer shower. The walls are partially tiled with beige marble effect tiles and wood effect vinyl flooring runs under foot. An illuminated mirror above the wash basin, a chrome heated towel rail and spotlights complete the room. An obscured window allows natural light to enter and a rustic style timber door leads out to the landing.

**EXTERIOR**





To the rear of the property and accessed via a path down the side of the neighbouring property is a compact low maintenance garden space. In front of the property is a small paved courtyard and a space for the property's refuse bins. There is roadside parking to the front.

**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

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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.

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 10 000 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 has 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.

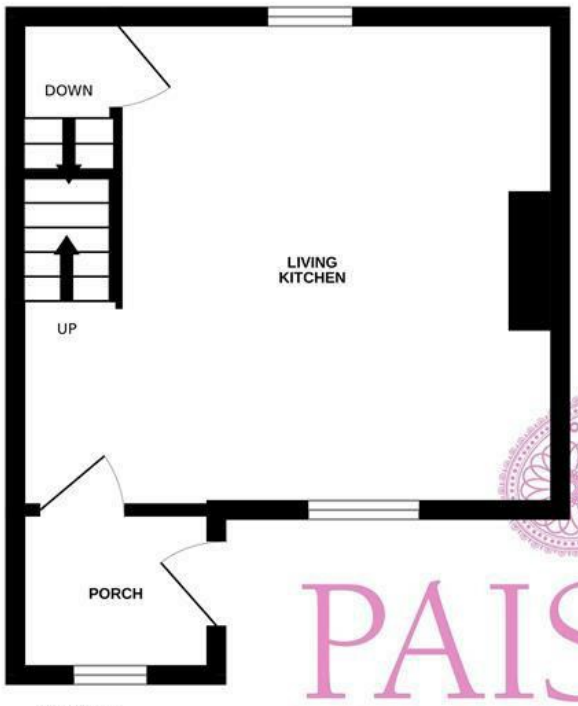
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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.

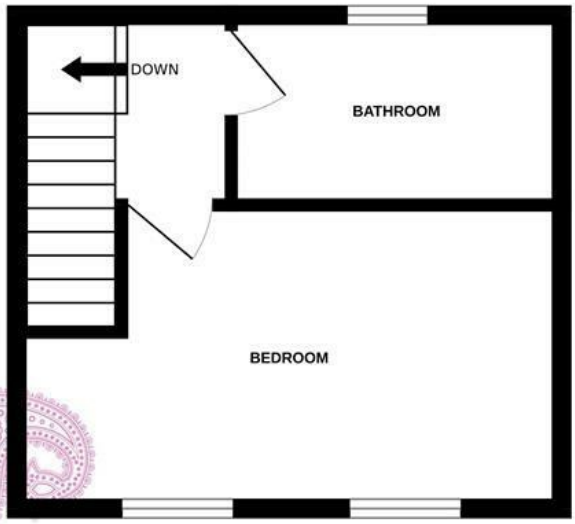
**PAISLEY MORTGAGES**
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to 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. *

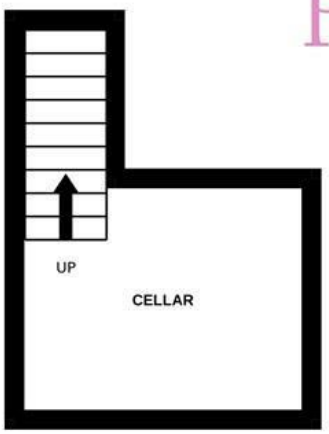
GROUND FLOOR




1ST FLOOR

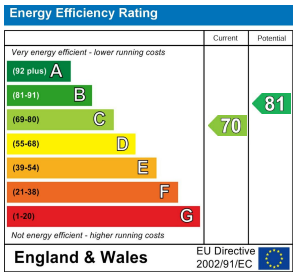


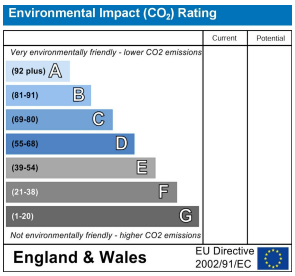

BASEMENT




PAISLEY PROPERTIES

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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