

33 New Lane,  
Skelmanthorpe HD8 9EY

OFFERS AROUND  
£415,000



THIS FANTASTIC FOUR BEDROOM SEMI-DETACHED FAMILY HOME IS BEAUTIFULLY PRESENTED THROUGHOUT AND MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED. BOASTING FAR REACHING COUNTRYSIDE VIEWS, DRIVEWAY PARKING, A DETACHED GARAGE AND AN ENCLOSED GARDEN. FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY  
PROPERTIES

### **PORCH 5'5" apx x 6'5" apx**

You enter the property through an anthracite composite door into a fabulous oak porch which has striking patterned ceramic tiles underfoot and space to remove and store outdoor clothing on arrival. There are large windows to the front and spotlights to the ceiling. An oak effect uPVC door leads into the entrance hallway.

### **ENTRANCE HALLWAY 7'6" apx x 7'3" apx**

The entrance hallway has engineered oak flooring underfoot and neutral décor. A carpeted staircase with an oak and glass balustrade ascends to the first floor. Spotlights complete the space. Doors lead to the lounge, downstairs WC, porch and dining kitchen.

### **GUEST WC 3'11" apx x 5'10" apx**



Handily located just off the entrance hallway this guest WC is fitted with a vanity washstand with a grey painted cupboard, oak top and bowl style basin with a mixer tap and a white low level WC. Striking patterned floor tiles run underfoot.

## DINING KITCHEN 20'11" apx x 16'1" apx



This generous dining kitchen is beautifully appointed and simply the heart of the home. The kitchen area is fitted with grey wall and base units with white quartz worktops and upstands and a double Belfast sink with mixer tap. Integrated appliances include a dishwasher, microwave oven and a full height fridge and full height freezer. A central island unit houses a range cooker with a downdraft extractor, a wine fridge and an oak breakfast bar which creates informal dining for two. There is ample space for a large dining table. Spotlights illuminate the room and there are extra modern light fittings over the table space and island unit. A set of bifold doors open to the front garden. Doors lead to the entrance hallway and utility room.





**UTILITY ROOM 8'9" apx x 10'5" apx**



Continuing the theme from the kitchen the utility room has the same grey units with wood effect worktops and a single bowl stainless steel sink. There are spaces for a washer and dryer. A door gives access to an understairs cupboard for storage. A part glazed uPVC stable style door leads out to the rear garden. Doors lead to the kitchen and lounge.

## **LOUNGE 10'11" apx x 20'8" apx**



Spanning the depth of the property and light and airy courtesy of windows to dual aspects, this gorgeous lounge is stylishly designed with a multi fuel stove in a corner fireplace with patterned decorative tiles to the hearth and a timber mantel as a focal point. There is ample space for lounge furniture. Doors lead to the entrance hallway and utility room.

## **FIRST FLOOR LANDING 8'3" apx x 5'11" apx**

A carpeted staircase with an oak and glass balustrade ascends to the first floor landing which is neutrally decorated and has a slimline cupboard providing storage. A hatch allows access to the loft and oak doors lead to the three bedrooms, dressing room and adjoining master bedroom and house bathroom.

## **DRESSING ROOM 6'2" apx x 6'0" apx**

This fantastic dressing room is light and airy courtesy of a front facing window and is fully fitted with a range of wardrobes. Doors lead to the landing and into the bedroom.

## **BEDROOM ONE 16'1" apx x 12'1" apx**



Enjoying far reaching countryside views from its window, this fabulous master bedroom is well proportioned and benefits from fitted wardrobes to one wall. There is ample space for further items of freestanding bedroom furniture. A hatch gives access to the loft and doors lead to the en-suite and dressing room.

### **EN SUITE 4'6" apx x 8'3" apx**



This contemporary ensuite shower room is fitted with a timber washstand with shelves and an oval bowl style handwash basin with mixer tap, a double walk in enclosure with a waterfall shower and a concealed cistern WC. Pale denim blue herringbone ceramic tiles adorn the walls and contrasting oak effect tiles are fitted to the shower area. Monochrome patterned ceramic tiles run underfoot. Spotlights to the ceiling and a chrome heated towel rail finish the room. An obscure window allows natural light to enter and a door leads to the landing.

### **BEDROOM TWO 10'7" apx x 12'1" apx**



Positioned to the front of the property and again having picturesque countryside views from its window, this second double bedroom has ample space for freestanding bedroom furniture and is tastefully decorated. A door leads to the landing.

### **BEDROOM THREE 9'6" apx 12'2" max**



The third double bedroom has a window looking out to the garden and has plenty of space for freestanding bedroom furniture. It has tasteful decor and carpet underfoot. A door leads to the landing.

### **BEDROOM FOUR 8'5" apx x 11'2" apx**



The fourth double bedroom can be found to the rear of the property with a window offering views of the rear garden. It is tastefully decorated with carpet underfoot. A door leads to the landing.

## HOUSE BATHROOM 5'4" apx x 8'10" apx



This contemporary bathroom is beautifully presented and fitted with an oak washstand with a bowl style handwash basin and mixer tap, a curved bath with a thermostatic shower over and a low level WC. Large grey tiles adorn the walls and hexagonal ceramic tiles run underfoot. Spotlights and a white heated towel radiator complete the room. An obscure window allows natural light to enter and a door leads to the landing.

## EXTERIOR



To the front of the property is a double driveway and a lawned garden which then wraps around the side to the rear garden. The rear garden is enclosed with a covered outdoor kitchen equipped with a BBQ and fridge and seating area on the patio and then a raised area which is laid to artificial lawn and currently used as a sports field. It is the perfect space to relax and enjoy the outdoors.



## GARAGE



Located around the corner from the main driveway is a further parking space for one vehicle in front of a detached garage which has light, power and an electric remote activated door.

**VIEWS**



## **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:  
Driveway

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 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 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**

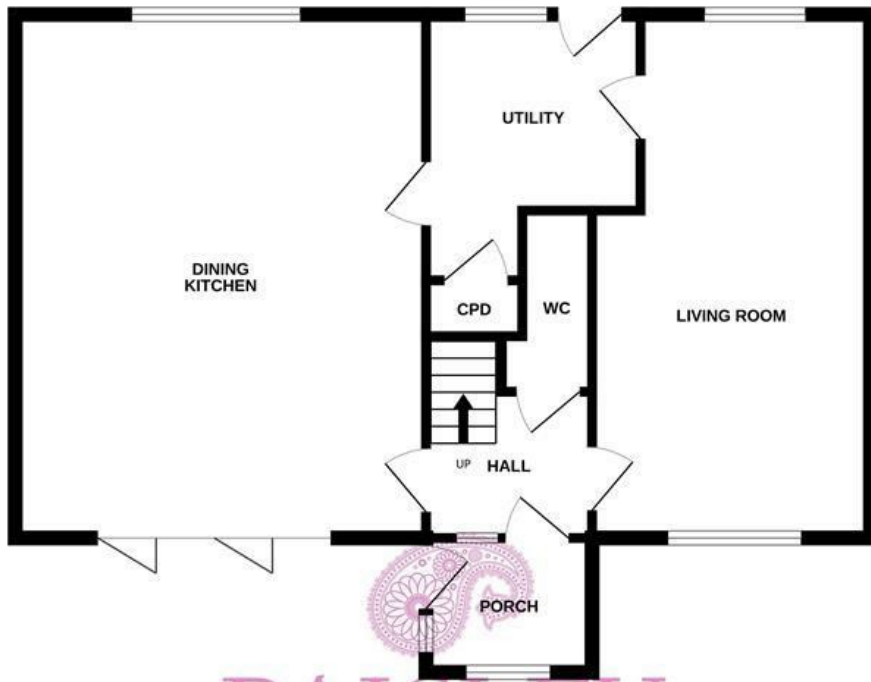
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

## **PAISLEY MORTGAGES**

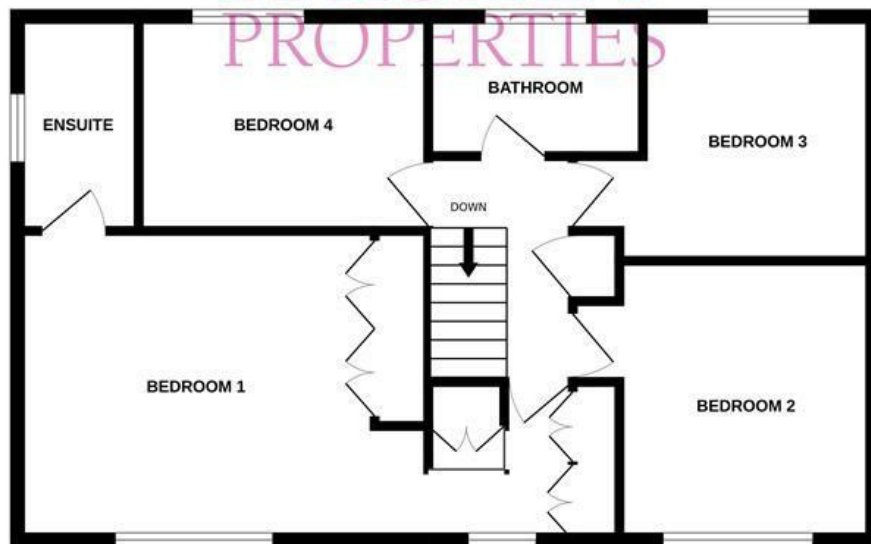
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto: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



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) <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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