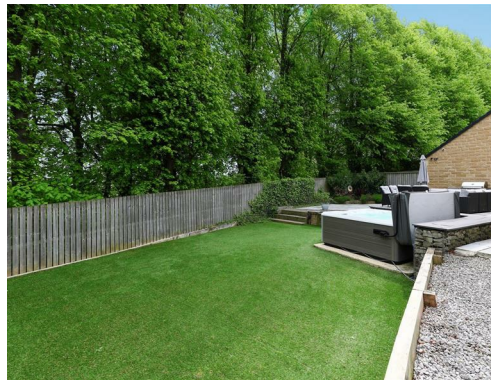


29 Sycamore Croft,  
Skelmanthorpe HD8 9UX

OFFERS IN THE REGION OF  
£650,000



A TURNKEY, BEAUTIFULLY PRESENTED AND EXTENDED FOUR DOUBLE BEDROOM FAMILY HOME WITH HIGH SPECIFICATION INTERIOR. IT BOASTS A FABULOUS REAR GARDEN, DRIVEWAY PARKING & GARAGE.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING B

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY 15'1" apx x 9'4" apx



You enter the property through a composite door into a fabulously spacious entrance hallway. A generous understairs cupboard allows coats and shoes to be neatly hidden away and offers storage for household items too. Light oak Amtico flooring runs underfoot and there are both spotlights and a chrome and smoked glass light fitting illuminating the room well. A carpeted staircase with an oak balustrade ascends to the first floor. A front facing window allows natural light into the space. Doors lead to the guest W.C, study, lounge, dining kitchen and dining room.

## DINING KITCHEN 17'11" max x 21'5" max



Again positioned to the rear of the property and having a real wow factor, this amazing high specification L-shaped dining kitchen really is the heart of the home. Fully fitted with a stunning range of solid oak, hand painted base and wall units in a combination of sandstone and graphite grey with contrasting oak accessories and soft close doors, suede granite worktops and upstands and an inset BLANCO sink with matching shower tap. Cooking facilities include a SMEG six ring induction hob with an extractor fan over and a matching pyrolitic oven and Omnichef multi-function steam oven too. Integrated appliances include two under counter fridges, an under counter freezer, a double wine cooler and a dishwasher. A fabulous island unit has a round butchers block to one end with integrated chopping boards and creates an informal dining space too. Copper lights above the island and spotlights illuminate the room well. Italian stone flooring runs underfoot. Two Velux windows and a set of bifold doors and side facing windows along with a rear facing window to the kitchen area simply flood the room with light. Doors lead to the utility room and entrance hallway.



### **UTILITY ROOM 5'2" apx x 7'4" apx**

The utility room is fitted with cream base and wall units, laminate worktops and a stainless steel single bowl sink and drainer with mixer tap over. There is plumbing and space for either two washing machines or a washer and dryer and the property's central heating boiler is neatly hidden in a cupboard. A part glazed composite door leads out to the driveway. Italian stone flooring continues underfoot. A door leads to the dining kitchen.

**DINING ROOM 11'6" apx x 10'4" apx**



Located to the front of the property with a bay window with a roman blind, looking out to the front garden and street beyond, this stylish dining room is neutrally decorated and a relaxing place to enjoy family mealtimes. Doors lead to the dining kitchen and entrance hallway.

**LOUNGE 11'8" apx x 17'8" apx**



Located to the rear of the property and flooded with natural light from a set of French doors which lead out to the garden, this generous lounge boasts tasteful decor and ample space for lounge furniture. A tall decorative radiator completes the scheme beautifully. A door leads to the entrance hallway.

## STUDY 7'1" apx x 11'8" apx



Offering versatile additional living space and enjoying views of the front garden and street beyond from its window, this good sized room is used as a home office by the current owners but could easily be a downstairs bedroom, playroom or hobby room. A door leads to the entrance hallway.

**GUEST W.C 3'9" apx x 4'10" apx**



This practical guest W.C is fitted with a white pedestal hand wash basin with mixer tap and tiled splashback and a matching low-level WC. Light oak Amtico flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the entrance hallway.

## FIRST FLOOR LANDING 9'10" apx x 10'7" apx



A carpeted staircase ascends with a white painted and oak balustrade to the first floor landing which is light and airy and has a large double cupboard which houses the property's hot water cylinder and offers space for storage or drying clothes. A hatch allows access to the loft and doors lead to the four bedrooms and house bathroom.

## BEDROOM ONE 16'9" apx x 11'10" apx



This fabulous master suite oozes luxury having a lit pelmet and a stunning black wood effect and velvet headboard to one wall which currently houses a super king-size bed. There is ample space for freestanding items of bedroom furniture, the room boasts tasteful décor, carpet underfoot and has a front facing window overlooking the cul-de-sac. An opening leads through to the dressing area.

**DRESSING AREA 3'2" apx to wardrobes x 10'5" apx**



Beautifully equipped with a full bank of pale grey fitted wardrobes, this wonderful dressing area is a great addition and is light and airy courtesy of the rear facing window. An opening leads to the master bedroom and a door leads to the en-suite.

**EN-SUITE 7'0" apx x 8'9" apx**



This gorgeous monochrome shower room is fitted with RAK Jack & Jill vanity bowl basins with black cupboards under and white marble tops with contrasting black taps, a low level W.C and a double walk in shower equipped with a black waterfall shower. There are grey marble tiles to the shower area and grey wood effect Amtico flooring underfoot. An obscure window allows natural light to enter and a door leads to the dressing area.

### **BEDROOM TWO 10'5" apx x 11'6" apx**



This charming double bedroom can be found to the rear of the property with a window overlooking the garden, it boasts tasteful décor and ample space for bedroom furniture. Doors lead to the en-suite and landing.

### **EN-SUITE 8'11" apx x 3'10" apx**

This contemporary en-suite shower room is fitted with a double walk in shower, a white pedestal handwash basin with mixer tap and a matching low level W.C. White tiles adorn the walls and grey wood effect Amtico runs underfoot. An obscure window allows natural light to enter and a door leads to the bedroom.

### **BEDROOM THREE 10'8" apx x 11'10" apx**



This lovely third double bedroom has a window looking out to the front of the property and is neutrally decorated with space for items of freestanding bedroom furniture. A door leads to the landing.

## BEDROOM FOUR 9'4" apx x 10'11" apx



This fantastic fourth double bedroom is used as a home office by the current owners but it has an abundance of space for freestanding bedroom furniture. A window looks out to the street and a door leads to the landing.

## HOUSE BATHROOM 9'11" apx x 7'1" apx



This contemporary bathroom is fitted with a white four piece suite comprising a Villeroy & Boch deep bath with central taps, a shower enclosure with a thermostatic mixer shower, a pedestal handwash basin with mixer tap and a low level W.C. Attractive natural coloured tiles adorn the walls and grey wood effect Amtico flooring runs underfoot. An obscure window allow natural light to flood in and a door leads to the landing.

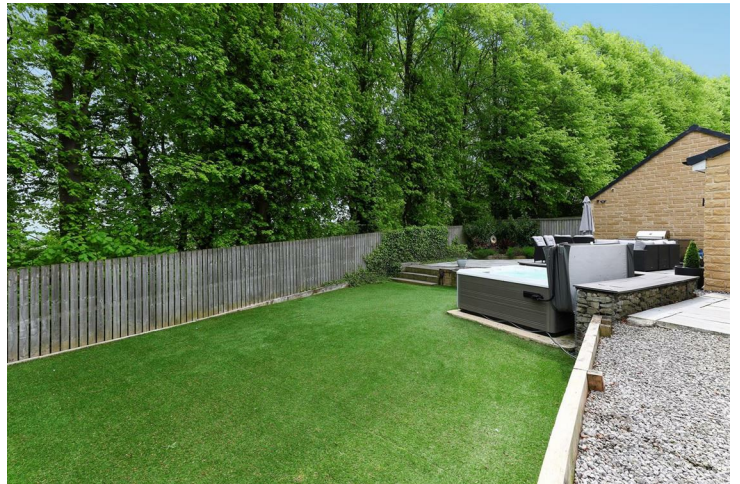
## **FRONT, PARKING & GARAGE 10'7" apx x 20'7" apx**

To the front of the property is a lawned garden with a laurel hedge to the perimeter. A path leads up to the front door and a long driveway provides parking for multiple vehicles and leads to a detached generously sized single garage which has an electric door, power and light.

## **REAR GARDEN**



To the rear of the property is a well designed low maintenance generous rear garden which has an extensive patio area adjacent to the house perfect for garden furniture and al fresco dining. There is space for a hot tub which may be available to purchase subject to separate negotiation. The patio steps down to a lawn area which is laid with artificial turf.



## **MATERIAL INFORMATION**

TENURE:  
Freehold

### ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

Shared area maintenance charge - £400 per annum

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band F

### PROPERTY CONSTRUCTION:

Standard construction

The property has a new build warranty on it through 2028

### PARKING:

Garage & Driveway / Electric car charging point

### 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 1000 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.

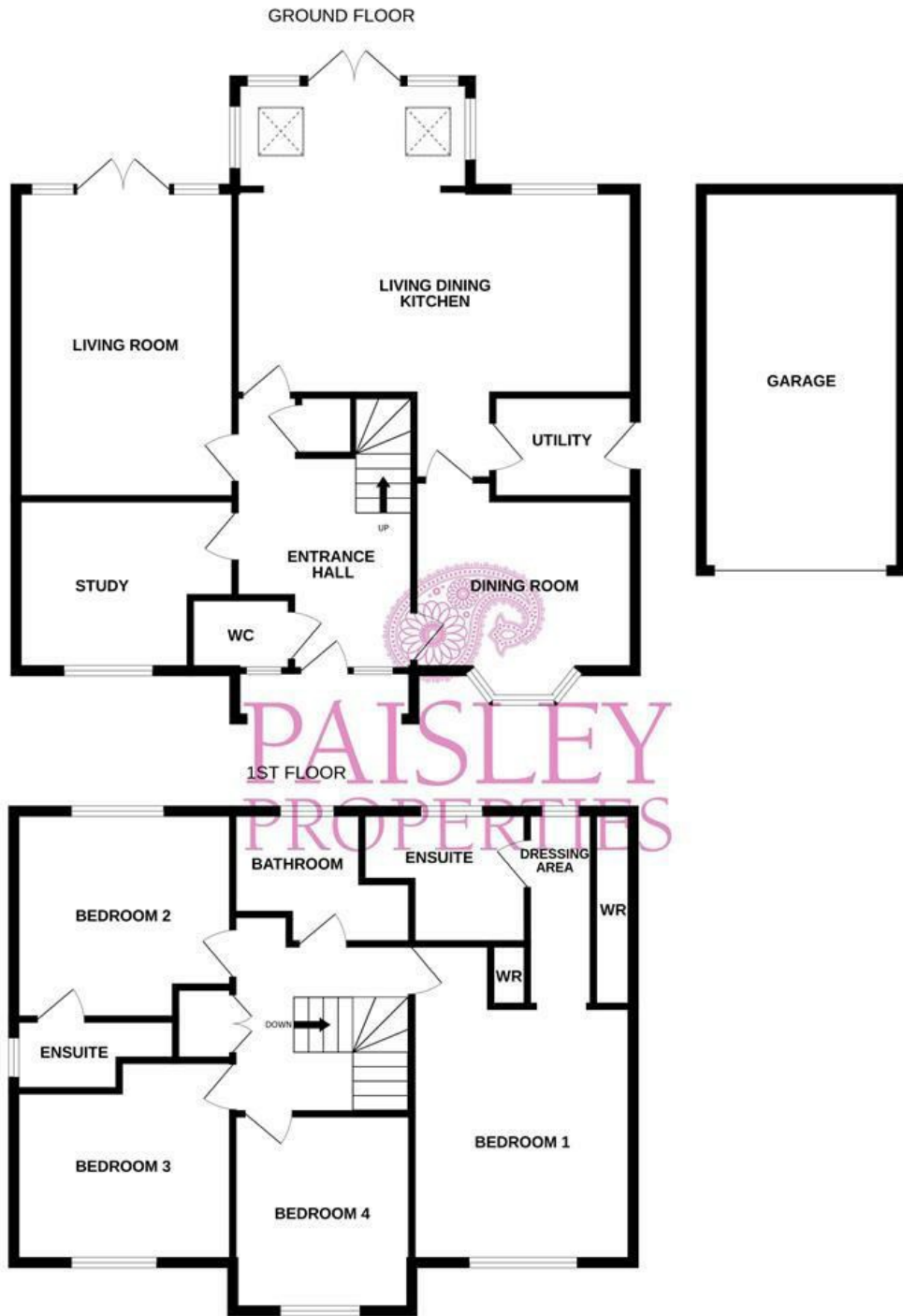
## **PAISLEY PROPERTIES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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



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			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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