

24 Tallow Mews, Smithy Lane,
Skelmanthorpe HD8 9FG

OFFERS AROUND
£90,000



THIS ONE BEDROOM FIRST FLOOR APARTMENT IS WELL PRESENTED THROUGHOUT AND COMES WITH USE OF A COMMUNAL GARDEN AREA, OFF ROAD PARKING SPACE AND IS CONVENIENTLY LOCATED NEAR TO THE VILLAGE CENTRE,

LEASEHOLD 969 YEARS REMAINING / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 13'8" approx x 2'9" approx

You enter the property through a decorative part glazed uPVC door into the entrance hallway which has wood effect vinyl flooring underfoot and a large storage cupboard for household items. Doors lead to the breakfast kitchen, lounge, bedroom, bathroom.

BREAKFAST KITCHEN 10'0" apx x 9'1" apx max

This good sized modern kitchen is fitted with a range of white high gloss wall and base units, contrasting black roll top work surfaces, mosaic tiled splash backs and a one and a half bowl stainless steel sink and drainer with mixer tap over. This light and airy kitchen also benefits from a built in oven, four ring gas hob and extractor fan, space for a free standing fridge freezer, space and plumbing for a washing machine as well as space for a small breakfast table. The front facing window provides views over the adjoining open space and a door leads to the hallway.

**LOUNGE 13'4" approx x 9'8" approx**

A modern living room which offers plenty of space for freestanding furniture and is neutrally decorated. A rear facing window floods natural light into the room and provides views over the adjoining open space. A door leads to the hallway.

**BEDROOM 13'4" apx max x 8'10" apx max**

Positioned to the rear of the property with a lovely view out towards Emley Moor Mast from the window, this generous double bedroom enjoys neutral décor, carpeted flooring and benefits from a useful built in cupboard providing wardrobe space. A door leads to the hallway.



BATHROOM 6'11" approx x 6'4" approx

A good sized bathroom which has a white three piece suite comprising of a bath with shower over and glazed shower screen, pedestal hand wash basin and low flush W.C. The bathroom is partially tiled with beige wall tiles, has a wall mounted silver coloured heated towel rail, obscure glazed front facing window and vinyl wood effect flooring. A door leads to the hallway.



OUTSIDE AND PARKING

There is an allocated parking space to the front of the property and use of the communal garden space.



MATERIAL INFORMATION

TENURE: Leasehold

LEASEHOLD:

Length of lease - 999 year

Start date - 1995

Years remaining - 969

ADDITIONAL COSTS: The vendors have advised that there are no additional costs associated with the property, shared areas or development, however the block of four apartments collectively obtain Buildings Insurance at an approximate cost of £100 per annum.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band A

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Allocated parking space.

RIGHTS AND RESTRICTIONS: None

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 100 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 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.

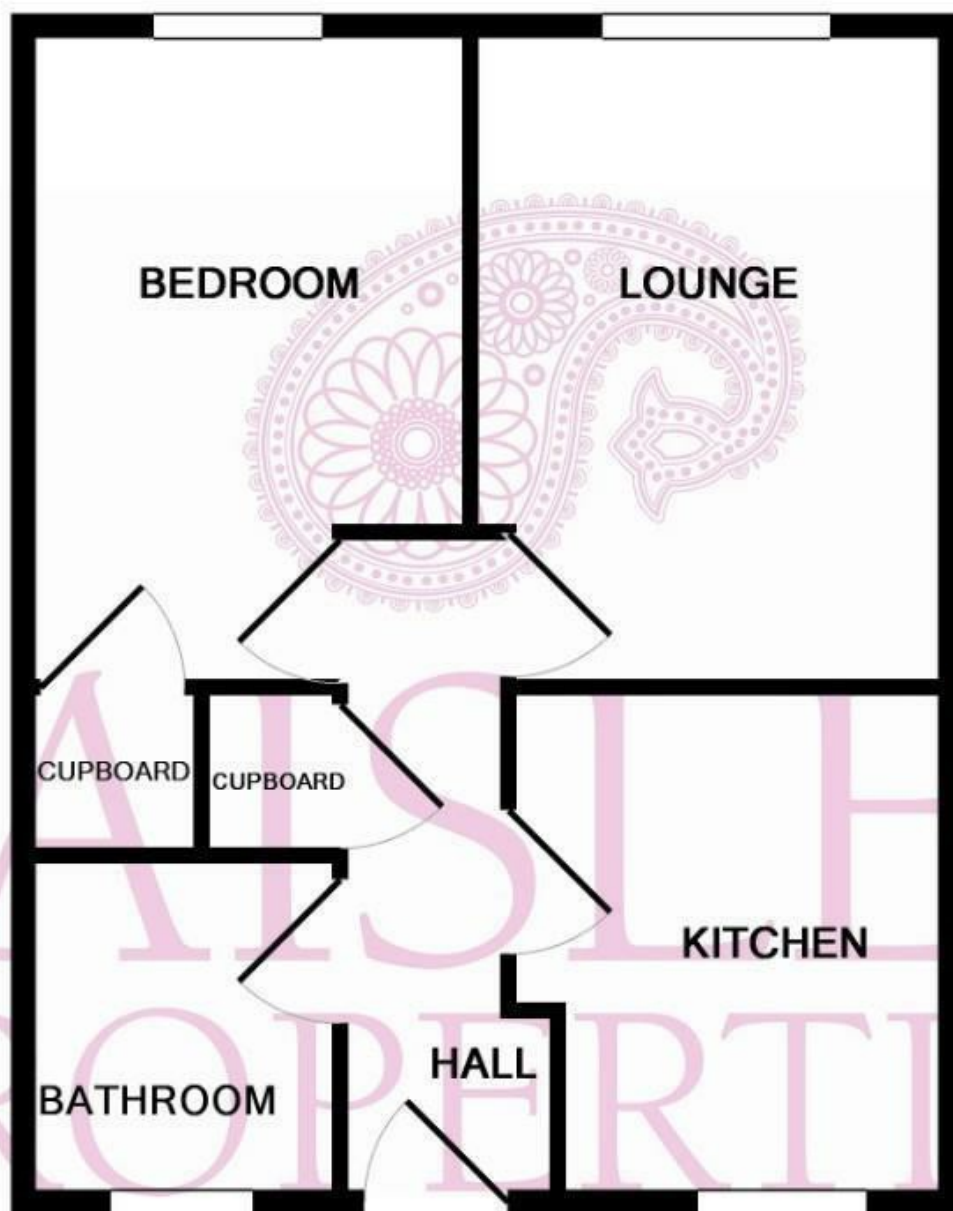
PAISLEY MORTGAGES

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.

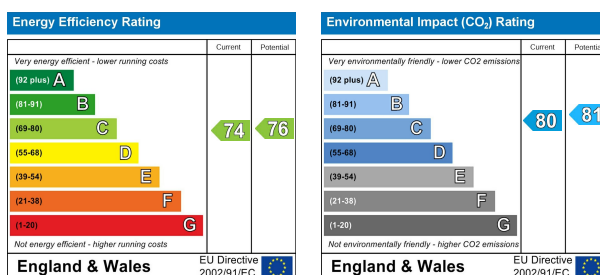
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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www.paisleyproperties.co.uk

Skelmanthorpe Office:
 17 Commercial Road,
 Skelmanthorpe, HD8 9DA
 t: 01484 443893

Almondbury Office:
 75-77 Northgate,
 Almondbury, HD5 8RX
 t: 01484 443922

Mapplewell Office:
 4 Blacker Road,
 Mapplewell, S75 6BW
 t: 01226 395404

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