Plot 5 Huddersfield Road, Skelmanthorpe HD8 9AR

OFFERS AROUND
£500,000

COMING SOON TO SKELMANTHORPE IS THIS EXCLUSIVE FOUR BEDROOM DETACHED HOME.

PAISLEY
PROPERTIES

SUMMARY
Plot five is the only property accessed off Huddersfield Road, and with living accommodation over three floors, making it unique. Briefly comprising: entrance hallway, W.C, large living room, open plan dining kitchen with doors to the rear garden, three first floor well proportioned double bedrooms and house bathroom, and a master suite on the second floor boasting an en-suite. There is a detached garage, off road parking and an enclosed, landscaped garden.

Locally renowned builders Walker Homes are about to commence work on their latest development of four bedroom superior homes positioned in the heart of the semi rural village of Skelmanthorpe. Designed for modern day family living these properties have large living spaces, generously proportioned bedrooms and high specification contemporary fixtures and fittings throughout. Each plot has a desirable garden and garaging. Early reservations are being taken to secure your dream home and enable the lucky buyer to choose their own finishes.

Skelmanthorpe boasts a wonderful selection of local amenities including shops, bars, pubs and restaurants alongside sports facilities and well regarded schools. There are easy commuter links to neighbouring towns and cities.

1345 Square Feet

PLOT FIVE SPECIFICATION
LIGHTING
Spot lights in the kitchen diner and bathrooms.
Pendants throughout the rest of the property.
Spots lighting throughout the house is an OPTIONAL EXTRA.

DOORS
Oak Veneer Cottage style

KITCHEN
Single oven and combination microwave oven.
Induction hob
Extractor
Dishwasher
Sink, drainer and mixer tap
Integrated fridge and freezer 50/50 split.
Cupboard colour choices available.
Laminate worktop, choices available.
Tiled splashback

OPTIONAL EXTRAS
Upgraded worktop.

BATHROOMS
Quality sanitary ware
Fully tiled en-suite
Partially tiled bathroom and W.C

UTILITY
Bank of fitted units, colour options available.

FLOORING
Carpet throughout
Laminate/vinyl in the kitchen, bathrooms and utility.

OPTIONAL EXTRAS
Upgraded floor coverings.

GARDENS
Turfed with patio area.

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.

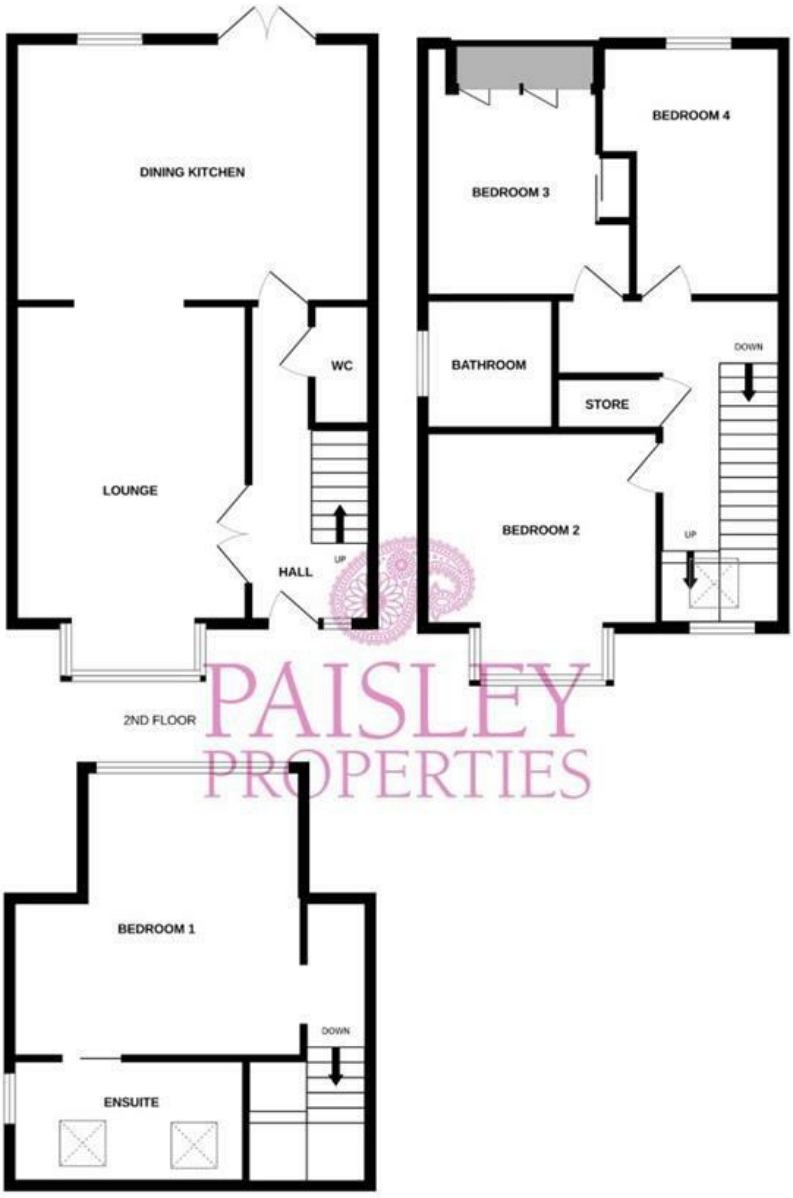
PAISLEY SURVEYORS
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

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

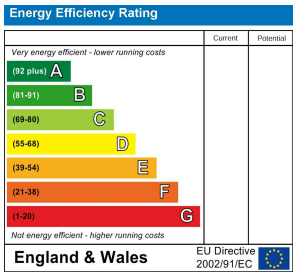
1ST FLOOR

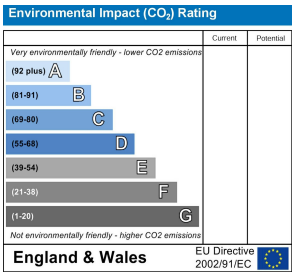


PAISLEY PROPERTIES

PLOT 5

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.
Made with Metropix ©2022





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