

12 Elm Street,  
Skelmanthorpe HD8 9BH

OFFERS AROUND  
£165,000



THIS CHARMING TWO BEDROOM MID TERRACE COTTAGE IS BEAUTIFULLY PRESENTED AND SIMPLY OOOZING CHARACTER. IT BENEFITS FROM A LOW MAINTENANCE PAVED GARDEN TO THE FRONT AND ROADSIDE PARKING. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES



## SUMMARY

### ENTRANCE HALLWAY 3'3" apx a x 7'5" apx



You enter the property through a composite door into a welcoming entrance hallway which has practical ceramic tiles underfoot, an ornate ceiling and space to remove outdoor clothing and shoes on arrival. A glazed set of oak doors open to the lounge and an oak door conceals the staircase with carpeted treads which ascends to the first floor landing.

### LOUNGE 11'1" apx x 12'0" apx



Oozing character features having a gas stove in a stone inglenook fireplace and an ornate ceiling with beams, this stunning lounge has ample space for lounge furniture and ceramic tiles underfoot. A large leaded window floods the room with natural light and offers views out to the street. A sliding door reveals the kitchen and a set of double oak glazed doors leads to the entrance hallway.

### **KITCHEN 12'10" apx x 4'8" apx**



This lovely country style kitchen is fitted with cream base and wall units, timber worktops, tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise an electric hob with a stainless steel extractor fan over and a single electric oven. Integrated appliances include a washing machine and an under counter fridge. Rustic style tiles run underfoot and spotlights complete the room. A door leads down to the cellar and a sliding door opens to the lounge.

### **CELLAR 6'11" apx x 4'10" apx**

A set of stone steps lead down from the kitchen to the cellar which is dry with a flagged floor and houses the property's central heating boiler. There is power and light and an under counter freezer down here too,

### **FIRST FLOOR LANDING 7'11"apx x 3'2" apx**



An oak staircase with carpeted treads ascends to the first floor landing which is light and airy and has doors leading to the two bedrooms and house bathroom.



### **BEDROOM ONE 10'5" apx x 8'7" apx**



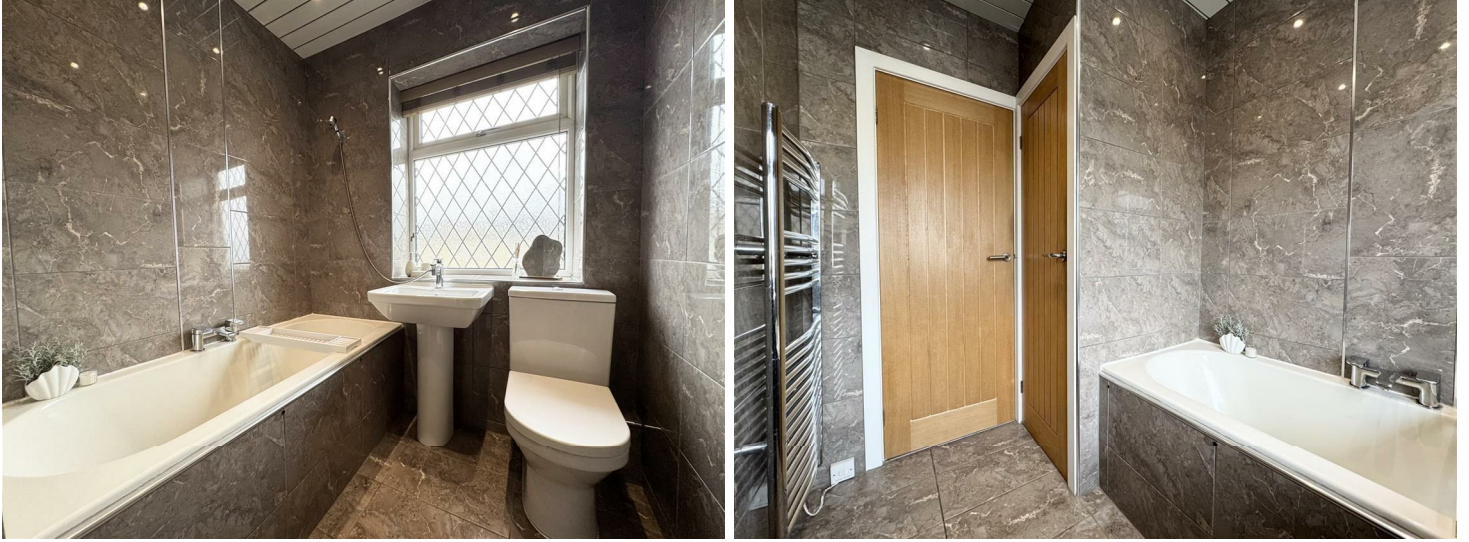
Located to the front of the property with a large window looking out over the street, this good sized bedroom benefits from beech effect fitted wardrobes to one wall. The room is neutrally decorated with carpet underfoot and a pendant light. A door leads to the landing.

### **BEDROOM TWO 6'4" apx x 9'6" apx**



Located to the rear of the property with views of the neighbouring garden from its window, this second bedroom is fitted with maple fitted furniture with space for a single bed. Again it is neutrally decorated with carpet underfoot and a pendant light. A door leads to the landing.

## BATHROOM 6'0" apx x 7'7" apx



This contemporary bathroom is fitted with a white three piece suite comprising a bath with central taps, a pedestal hand wash basin with mixer tap and shower attachment and a low level WC. The walls are fully tiled with polished grey marble effect tiles and matching floor tiles run underfoot. To one corner sits a large built in storage cupboard just perfect for towels and bathroom essentials. A chrome heated towel radiator and PVC cladded ceiling with spotlights 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, elevated from the roadside is a paved patio area which is just perfect for a table and chairs and for sitting and watching the world go by.

## **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 brick and block - stone

### **PARKING:** On Street Parking

### **RIGHTS AND RESTRICTIONS:**

The property has a right of access over neighbouring land

### **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**

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**

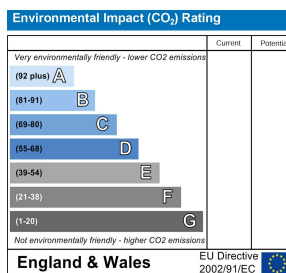
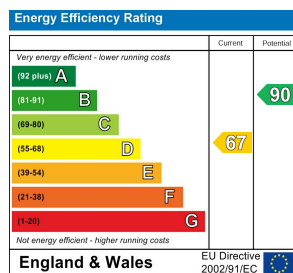
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

**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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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