

7 Emley View,
Skelmanthorpe HD8 9US

OFFERS AROUND
£230,000



AN IMMACULATLY PRESENTED, TWO BEDROOM MID TERRACE PROPERTY WITH
OFF ROAD PARKING AND A REAR ENCLOSED LOW MAINTENANCE GARDEN.
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 14'0" apx x 4'3" apx



You enter the property through a part glazed uPVC door into this bright entrance hall which has doors leading to a handy cloakroom, under-stairs cupboard with plumbing for a washing machine, downstairs WC and lounge. An opening leads to the kitchen and a carpeted staircase ascend to the first floor landing.

KITCHEN 7'2" apx x 6'0" apx



Located to the front of the property with a large window allowing natural light to enter, this contemporary kitchen is fitted with a range of white and oak effect wall and base units, laminate work surfaces with matching up stands and a one and a half bowl black quartz sink and drainer with mixer tap over. Integrated appliances include a tall fridge freezer, electric oven, microwave, dishwasher and four ring gas hob with extractor fan over. Pale wood effect laminate flooring and spotlights to the ceiling complete the room. An opening leads back to the entrance hall.

DOWNSTAIRS WC 5'2" apx x 3'8" apx



Handily located just off the hallway, this downstairs WC is fitted with a white low level WC and a wall mounted hand wash basin. There are tiles around the sink and vinyl flooring. A door leads to the entrance hall.

LOUNGE 12'8" apx x 13'2" apx

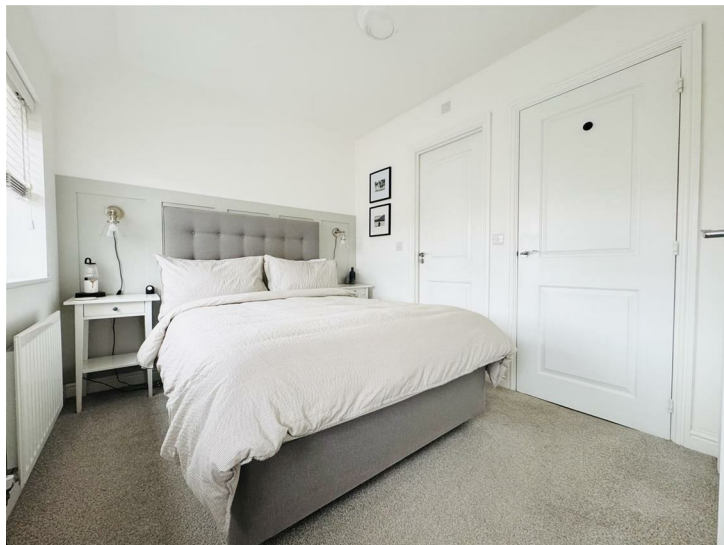


Bursting with natural light courtesy of the sliding patio doors which lead out to the garden, this fantastic lounge has plenty of space for free standing living and dining room furniture and has neutral décor with oak effect laminate flooring underfoot. A door leads to the entrance hall.

FIRST FLOOR LANDING 6'9" apx x 9'4" apx

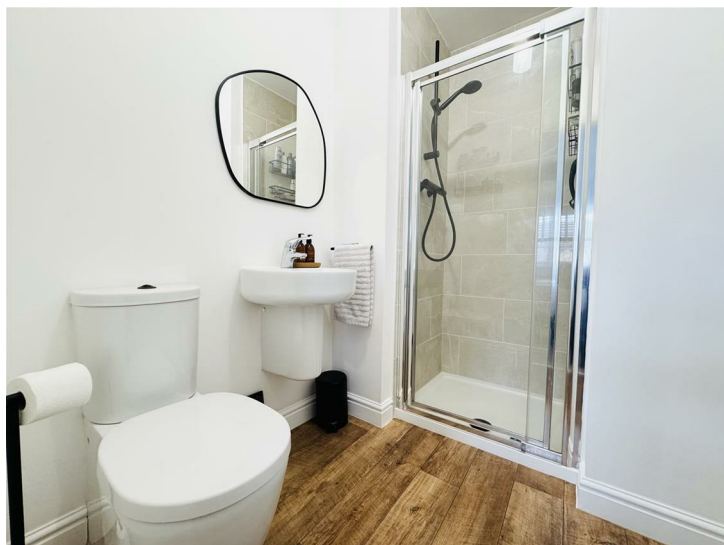
A carpeted staircase with a white and oak balustrade ascends from the entrance hall to the first floor landing which has a handy storage cupboard which is where the property's boiler is located and a hatch providing access into the loft space which is partially boarded. Doors lead to the two bedrooms.

BEDROOM ONE 8'2" apx x 10'7" apx



This generously sized double bedroom has ample space for free standing furniture and is filled with natural light courtesy of the two front facing windows. There is a useful cupboard which houses the hot water tank along with a bank of fitted wardrobes to one wall. Doors lead to the landing and en-suite.

EN-SUITE 5'6" apx x 7'2" apx



This contemporary en-suite is fitted with a three piece white suite including a glazed shower cubicle equipped with a black thermostatic mixer shower, low level WC and wall mounted hand wash basin with mixer tap. There are neutral tiles to the shower, vinyl flooring and a heated towel rail. A door leads to bedroom one.

BEDROOM TWO 8'9" apx x 8'10" apx



Positioned to the rear of the property is another good sized double bedroom which would make a wonderful guest bedroom, home office, child's nursery or hobby room. A window provides a pleasant outlook over the garden and fitted wardrobes line one wall of the room, providing more than ample storage space. Doors lead to the en-suite and landing.

EN-SUITE 3'6" apx x 8'10" apx



This excellent en-suite is fitted with a three piece white suite including a glazed shower cubicle, wall mounted hand wash basin and low level W.C. There is a heated towel rail, vinyl flooring and attractive tiles to the shower. A door leads to bedroom two.

REAR GARDEN



To the rear of the property there is a beautiful lawned garden and patio area, ideal for outside dining and entertaining friends and family. The top of the garden houses a 7x5 foot garden shed providing a useful storage option for garden equipment and furniture and a timber gate provides access around to the front of the property.

FRONT & PARKING



To the front of the property there is a small garden area and two off road parking spaces. The property can be accessed from either side via a walkway from the parking spaces.

MATERIAL INFORMATION

TENURE:

Freehold

ADDITIONAL COSTS:

Estate/development charge - £230 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Two allocated parking spaces in front of the property.

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 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 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.

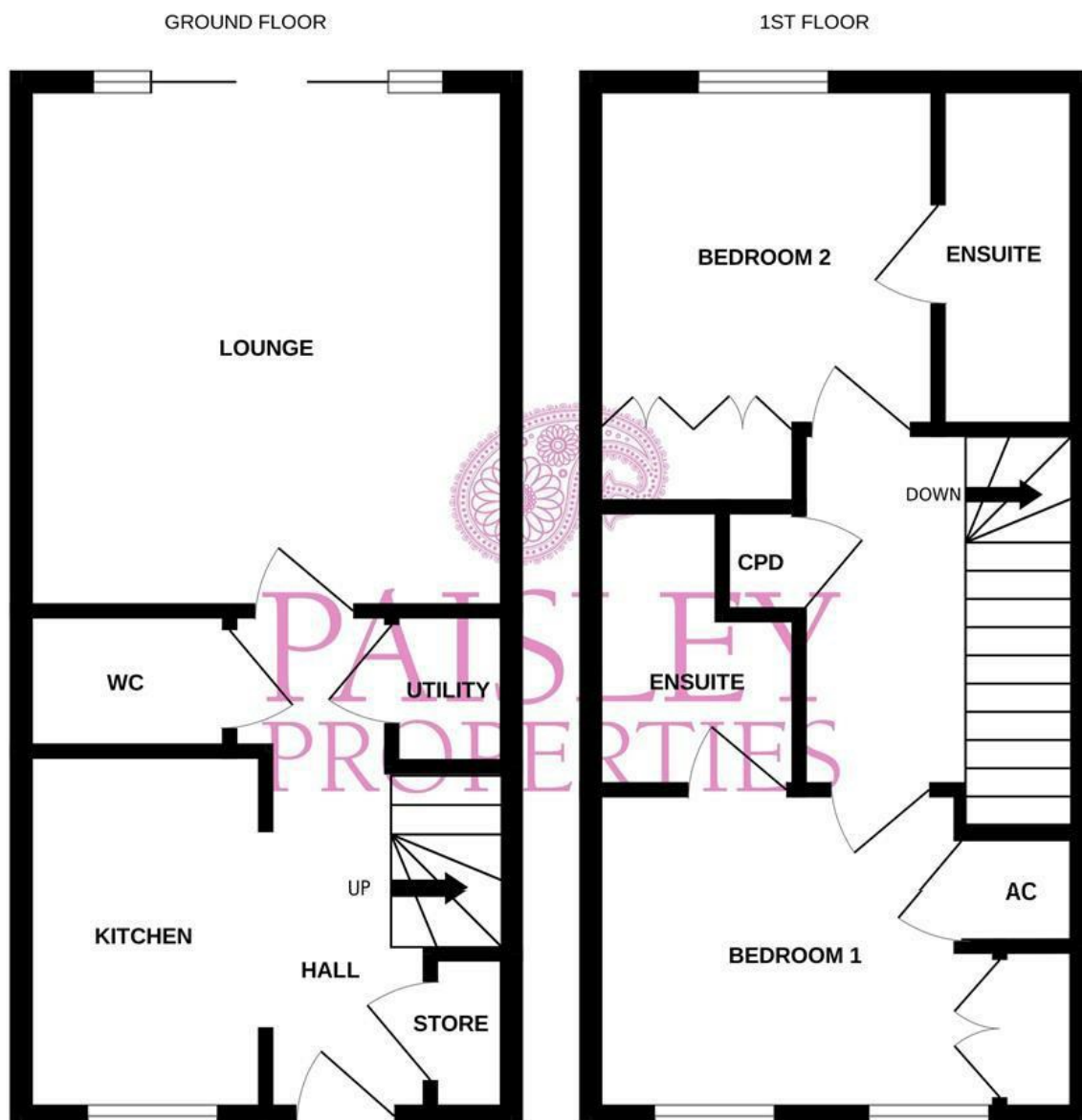
PAISLEY PROPERTIES

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 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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