

25 Woodlands Drive,  
Skelmanthorpe HD8 9DB

OFFERS AROUND  
£375,000



THIS STUNNING THREE BEDROOM EXTENDED DETACHED FAMILY HOME IS SIMPLY READY TO MOVE INTO AND MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED. IT BOASTS A BEAUTIFUL REAR GARDEN AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 3'3",82'0" apx x 4'0" apx**



You enter the property through a part glazed uPVC door into a welcoming entrance hallway which is neutrally decorated. Doors lead to the downstairs WC and to the lounge.

**DOWNSTAIRS WC 3'6" apx x 4'2" apx**



This practical guest WC is fitted with a white vanity cupboard with integral hand wash basin with mixer tap and a low-level WC. Mosaic tiling creates a splashback behind the wash basin and there are black patterned polished porcelain tiles under foot. A chrome heated towel rail completes the scheme. A front facing obscure window allows natural light to flood in and a door leads to the entrance hallway.

## **LOUNGE 17'6" apx x 10'9" apx**



Located to the front of the property with a window looking out to the quiet cul-de-sac, this generous sized lounge is neutrally decorated with a gas fire in a polished limestone surround creating a focal point. There is ample space to accommodate lounge furniture. Neatly hidden away in an alcove is the staircase which ascends to the first floor. Doors lead to the entrance hallway and the kitchen.

## **BREAKFAST KITCHEN 14'8" apx x 9'4" apx**



This stunning breakfast kitchen really does have the wow factor and is fitted with a range of sage green base and wall units, contrasting granite work surfaces and upstands and an inset sink with a chrome mixer tap which is located on a central island unit providing informal dining for two to one end. Integrated appliances include a dishwasher and a microwave and there is space to accommodate an American style fridge freezer and wine fridge too. Cooking facilities comprise a large range cooker which has electric ovens and an induction hob with a concealed extractor fan over. Pale grey wood effect ceramic tiles run underfoot. Spotlights to the ceiling and two contemporary light fittings over the breakfast bar illuminate the space beautifully. A glass balustrade at the end of the kitchen allows you to look over to the living dining area below which is accessed down a few steps. A uPVC door gives access out to the side of the property and a Velux skylights allows natural light to cascade in. Doors lead to the utility room and lounge.



**LIVING / DINING ROOM 17'8" apx x 11'8" apx**



This fabulous extension to the property combines a formal dining space with a further sitting area which enjoys views of the garden through its sliding patio door; a set of French doors in the dining area allow access out to the garden and allow extra light to enter. The living room benefits from a dresser to one wall which is created using the same sage green units and granite worktops to match the theme from the kitchen. One wall is tiled with split face slate tiles in grey tones which creates a lovely feature and the room has been stylishly decorated with contrasting deep green walls giving it an elegant feel. Carpet runs underfoot. A few steps takes you up to the breakfast kitchen.



**UTILITY ROOM 9'6" apx x 5'7" apx**



Handily located just off the kitchen, this well appointed utility room has plenty of storage provided by a range of pale grey units with contrasting black sparkly granite worktops and upstands with a BLANCO inset sink with mixer tap. There is space and plumbing for both a washing machine and a tumble dryer. Pale grey wood effect ceramic tiles run underfoot continuing from the kitchen and there are spotlights to the ceiling. A high level obscure window allows natural light to enter and a door leads to the kitchen.

**FIRST FLOOR LANDING 6'2" apx x 10'5" apx**



A carpeted staircase with a white painted bloustrade ascends from the lounge to the first floor landing which is lovely and light courtesy of a large side facing window on the staircase. A hatch allows access to the loft which has a ladder and is partially boarded for storage. A cupboard houses the property's hot water cylinder and offers some storage too. Doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 13'6" apx x 9'6" apx**



Located to the rear of the property and enjoying views of the garden from its window, this fabulous double bedroom is tastefully decorated and benefits from a fitted wardrobe to one wall. A door leads to the landing.

### **BEDROOM TWO 9'6" apx x 10'3" apx**



This second double bedroom can be found to the rear of the property with a window overlooking the garden, it is well presented with a striking papered feature wall and a set of sliding mirror wardrobes for storage. A door leads to the landing.

### **BEDROOM THREE 8'11" apx x 8'7" apx**



Positioned to the front of the property with a window overlooking the quiet cul de sac, this third double bedroom is tastefully decorated and has a large built in cupboard to one corner and a fitted single wardrobe too. A door leads to the landing.

### **HOUSE SHOWER ROOM 7'8" apx x 5'8" apx**



This contemporary house shower room is fitted with a generous corner shower enclosure equipped with a rainfall head shower, a wood effect vanity suite incorporating cupboards and a concealed cistern low level WC alongside a vanity unit with a bowl style handwash basin with mixer tap. Beige ceramic tiles with a mosaic border adorn the walls and matching ceramic tiles run underfoot. A chrome heated towel rail, a mirror cabinet over the basin and spotlights to the PVC cladded ceiling complete the room. A large obscure window allows plenty of natural light to enter and a door leads to the landing.

### **FRONT, GARAGE & PARKING**

To the front of the property is an open lawned garden with planted borders and a driveway leading up to a single garage which has an up and over door, light and power. Nestled to the side of the property is a garden shed for storage.

## REAR GARDEN



Behind the property is this beautifully landscaped and exceptionally well-maintained rear garden, designed to offer both relaxation and entertaining space. The garden enjoys a high degree of privacy and features a generous paved patio area with space for outdoor dining, leading onto a neatly manicured lawn bordered by mature shrubs, flowering plants and established trees. To the rear, a further seating area provides an ideal sun trap for al fresco entertaining, complemented by attractive planting and feature palm trees that create a peaceful, almost Mediterranean feel. Enclosed by quality timber fencing and benefitting from a sunny aspect, this delightful outdoor space offers a perfect balance of colour, greenery and practicality.



## **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 D

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage & Driveway

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 1000Mbps

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.

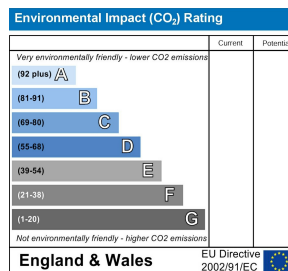
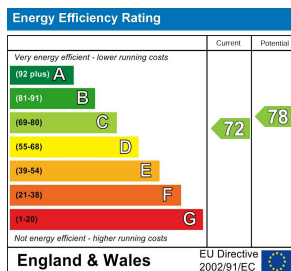
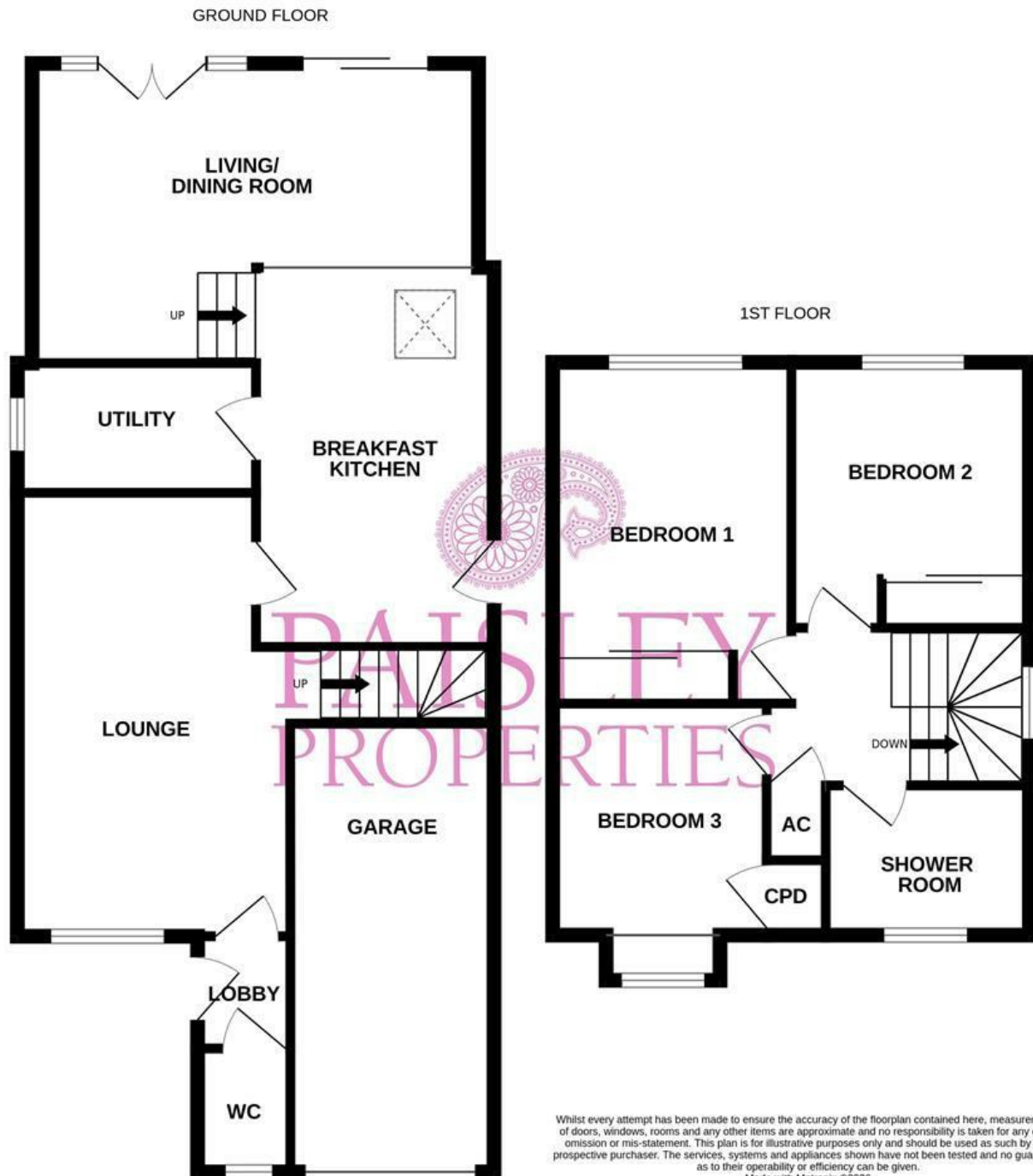
## **PAISLEY PROPERTIES**

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. \*



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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