

26 Woodlands Drive,  
Skelmanthorpe HD8 9DB

OFFERS AROUND  
£260,000



**\*\* NO ONWARD CHAIN\*\* A WELL PRESENTED THREE BEDROOM END TERRACE PROPERTY WITH CONSERVATORY, GARAGE, ENCLOSED PRIVATE REAR GARDEN & DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D**

PAISLEY  
PROPERTIES

## LIVING ROOM 13'9" apx x 13'1" apx



You enter the property through a composite door into a light and airy living room which has a large window looking out to the quiet cul de sac. Neutrally decorated with ample space for lounge furniture and spotlights to the ceiling, this is the perfect space to relax. A staircase with a glass and oak balustrade ascends to the first floor landing and a door leads to the dining kitchen.

## DINING KITCHEN 13'10" apx x 10'0" apx



Spanning the rear of the property and flooded with natural light from both a window and a glazed door leading out to the garden via the conservatory, this modern dining kitchen has two defined areas joined by a large square opening. The kitchen is fitted with a range of dark grey gloss wall and base units, contrasting white quartz worktops and upstands and an inset single bowl sink with mixer tap. Cooking facilities comprise an induction hob with a black canopy extractor fan over, an electric fan oven and an integrated microwave. Integrated appliances include a dishwasher and a tall fridge freezer. The dining area has ample space for a good sized table and chairs and a large built in cupboard provides storage for household items. Grey wood effect ceramic tiles run underfoot and spotlights to the ceiling complete the room. A glazed door gives access to the conservatory and an oak door leads to the living room.



**CONSERVATORY 7'6" apx x 10'0" apx**



Accessed via a glazed door from the dining room, this great addition to the property offers a light and airy versatile space which has ceramic tiles underfoot and French doors leading out to the garden.

**FIRST FLOOR LANDING 6'2" apx x 8'3" apx**

A carpeted staircase with a modern glass and oak balustrade ascends from the lounge to the first floor landing. A hatch allows access to the loft which is boarded with a ladder for access and a light. Oak doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 8'7" apx x 11'8" to wardrobes**



Simply flooded with natural light from two front facing windows looking out over the quiet cul de sac, this fabulous neutrally decorated double bedroom has a built in wardrobe and a further cupboard over the stairs bulkhead, both with matching oak doors and providing a good amount of storage. There are spotlights to the ceiling. A door leads to the landing.

### **BEDROOM TWO 7'5" apx x 9'4" apx**



This second charming bedroom enjoys views over the garden from its window and has room for a single bed and associated items of bedroom furniture. The room boasts neutral décor. A door leads to the landing.

**BEDROOM THREE 6'2" apx x 6'2" apx**



Positioned to the rear of the property with a window looking out over the garden, this single bedroom is neutrally decorated and would make a perfect home office, dressing room or nursery. A door leads to the landing.

## HOUSE BATHROOM 5'1" apx x 7'4" apx



This contemporary bathroom is fitted with a white three piece suite comprising an L-shaped bath with a fabulous rainfall shower over and protective glass screen, a pedestal hand wash basin with mixer tap and a low level WC. The walls are tiled with an elegant combination of pale grey tiles and split face slate tiles to the bathing area. Charcoal grey ceramic tiles run underfoot. Spotlights to the ceiling, a mirror cabinet over the basin and a chrome heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the landing.

## REAR GARDEN



To the rear of the property sits an enclosed garden which has a paved area adjacent to the house and a further raised patio area just perfect for garden furniture. The rest is laid to lawn with a raised planted bed to the perimeter.



**GARAGE & PARKING 8'11" apx x 16'4" apx**

The property is well presented with paved paths and a lawned garden alongside a driveway which sits in front of a single garage with an electric door, light and power. There is space and plumbing for a washing machine. A personnel door leads out to the rear garden.

## **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 B

PROPERTY CONSTRUCTION:  
Standard

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.

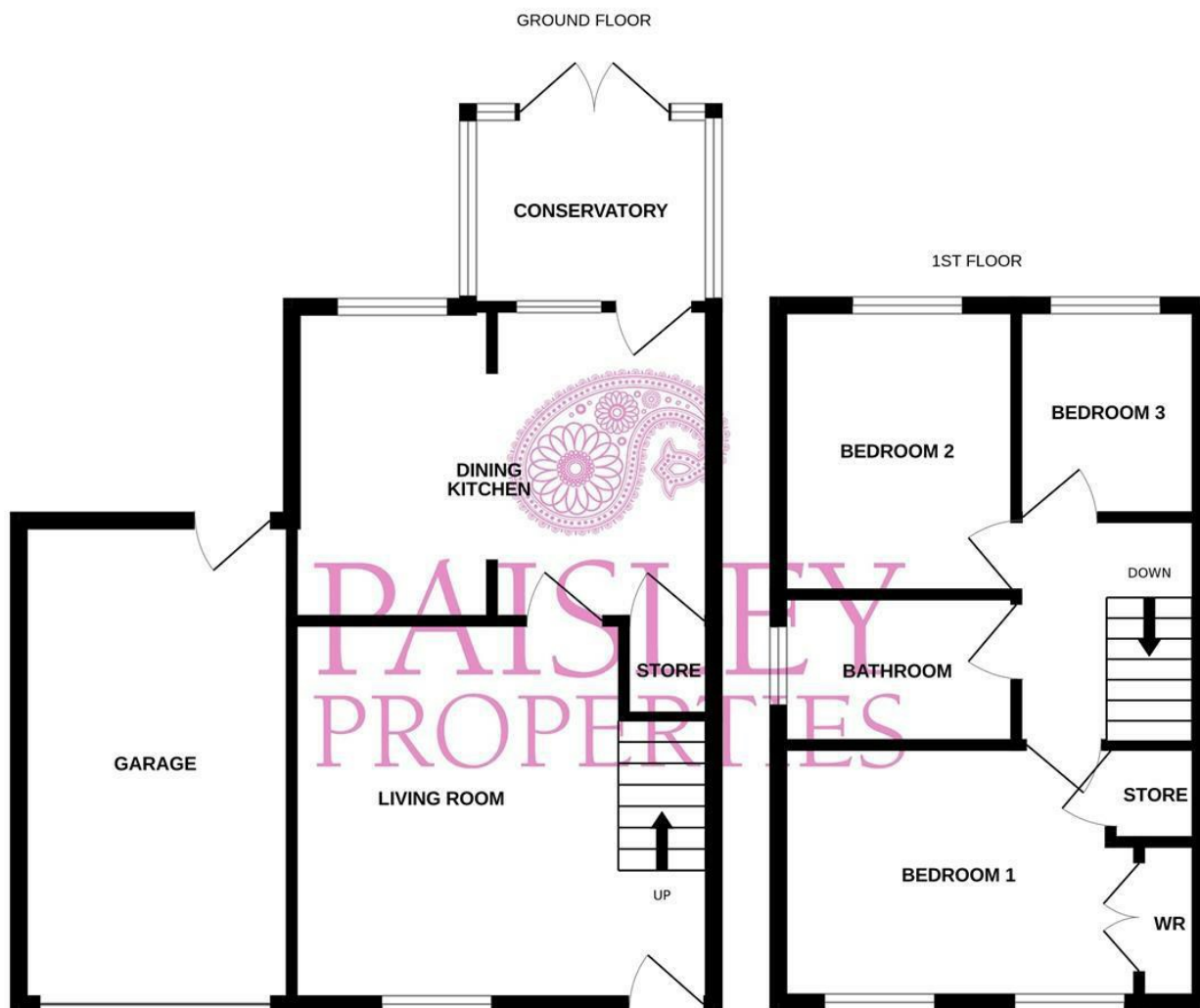
## **PAISLEY PROPERTIES**

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.

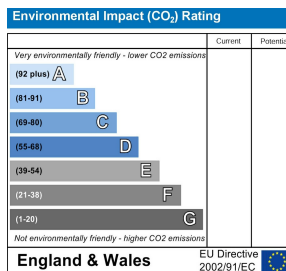
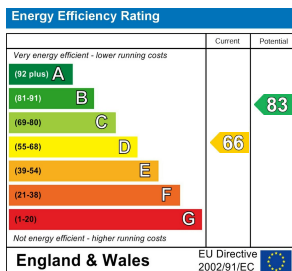
## **PAISLEY MORTGAGES**

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. \*



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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