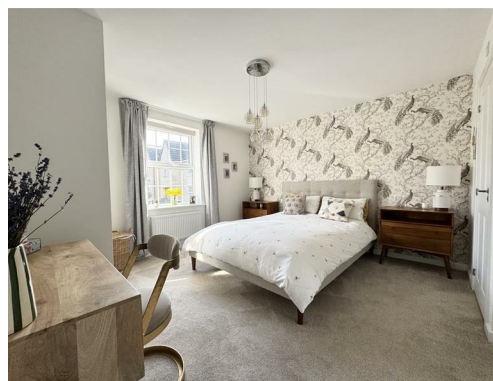


45 Paddock Way,  
Skelmanthorpe HD8 9GW

OFFERS AROUND  
£495,000



OOZING WITH ELEGANCE AND SOPHISTICATION THIS GORGEOUS FOUR BEDROOM DETACHED PROPERTY IS STYLISHLY DECORATED AND IMMACULATELY PRESENTED. IT BOASTS A LONG GARDEN TO THE REAR, DRIVEWAY PARKING AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B  
MANAGEMENT FEES APPLY.

PAISLEY  
PROPERTIES



**ENTRANCE HALLWAY 7'9" apx narrowing to 5'2" x 16'10" max**

You enter the property through a part glazed composite door into an elegant welcoming hallway which is light and airy and has space for items of furniture if desired. A carpeted staircase ascends to the first floor landing. Doors lead to the study, lounge, dining kitchen and downstairs W.C..

**STUDY 7'8" x 9'4" max**

Located to the front of the property with a window looking out to the quiet street, this lovely room is used as a home office by the current owners but could easily be a playroom or snug. A door leads to the entrance hallway.

**LOUNGE 19'0" max into bay x 12'0" apx**

Light and airy courtesy of a bay window looking out to the quiet street, this spacious lounge is the perfect place to relax and unwind having a neutral colour scheme and ample space for lounge furniture. Two chrome light fittings illuminate the room beautifully. A door leads to the entrance hallway.



### **DINING KITCHEN 15'3" max into bay x 20'1" apx**

This stunning dining kitchen really is the heart of the home and has light flooding in from a rear facing window and large glazed bay window with French doors out to the garden. The kitchen area is fitted with cream base and wall units with wood effect worktops and upstands, herringbone tiled splashbacks and a ceramic one and a half bowl sink and drainer with a chrome mixer tap. Cooking facilities comprise of a six burner gas hob with a stainless steel extractor fan over and a double electric fan oven. Integrated appliances include an integrated fridge freezer and dishwasher. There is practical grey tile effect LVT flooring underfoot and spotlights to the ceiling. Doors lead to the utility room and hallway.







### **UTILITY ROOM 5'2" apx x 8'3" apx**

Continuing the theme from the kitchen, the utility space is well appointed with cream base and wall units, a ceramic single bowl sink and drainer and wood effect laminate worktops. There are spaces for a washing machine and a tumble dryer. A part glazed composite door gives access to the rear garden and a door leads to the dining kitchen.



### **DOWNSTAIRS W.C. 5'2" max x 4'10" max**

This generous size W.C. is fitted with a white pedestal hand wash basin and a matching low level flush W.C.. There is a large fitted understairs cupboard to one corner providing storage for coats and other household items. Wood effect vinyl flooring runs underfoot. An obscure side facing window allows natural light to enter and a door leads to the hallway.





### **FIRST FLOOR LANDING 13'0" apx max x 10'7" apx max**

This light and airy first floor landing has a side facing window allowing natural light to cascade in, a hatch giving access to the loft and a large cupboard housing the property's hot water cylinder. Doors lead to the four bedrooms and house bathroom.



### **BEDROOM ONE 12'10" apx x 12'2" max to robes**

This fabulous master bedroom benefits from two fitted wardrobes and there is still further space to accommodate freestanding bedroom furniture. Tastefully decorated with a striking feature wall, this room really is special. Doors lead to the en-suite and landing.





### **ENSUITE 4'6" apx x 7'0" apx**

This contemporary shower room is fitted with a white pedestal hand washbasin with mixer tap and a matching low level WC alongside a step in shower enclosure equipped with a thermostatic mixer shower. Striped neutral coloured tiles adorn the walls and there is co-ordinating wood effect vinyl underfoot. A side facing obscure window allows natural light to flood in and a door leads to the landing.



### **BEDROOM TWO 14'6" apx x 12'6" apx max**

Light and airy courtesy of windows overlooking the rear garden, this L-shaped double bedroom has an abundance of space to accommodate bedroom furniture. A door leads to the landing.





### **BEDROOM THREE 13'3" apx x 9'5" apx max**

Bathed in natural light courtesy of twin windows to the front, this fabulous spacious double bedroom is neutrally decorated and has ample space for freestanding items of furniture. A door leads to the landing.



### **BEDROOM FOUR 9'5" max into alcove x 10'2" apx max**

This charming fourth bedroom enjoys garden views from its rear facing window and has room to accommodate a double bed. An alcove provides space for a wardrobe or chest of drawers. A door leads to the landing.





### **FAMILY BATHROOM 7'6" apx x 8'8" apx max**

This contemporary family bathroom is fitted with a four piece white suite comprising of a rectangular pedestal wash basin with mixer tap, a low level flush W.C., a bath with a central mixer tap and a separate shower enclosure with a glass door equipped with a thermostatic mixer shower. Grey tiles adorn the walls and grey plank effect vinyl flooring runs underfoot. Spotlights to the ceiling 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 is a generous sized garden with a raised patio area adjacent to the house perfect for al fresco dining, steps lead down to a lawned garden with planted borders.





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

To the front of the property is an open garden and a driveway leads down the side of the property to a separate single garage which has an up and over door. light and power.



## **MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are additional costs associated with the property, shared areas or development.  
Estate/development charge - £214.38 per annum

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band E

PROPERTY CONSTRUCTION:  
Standard brick and block  
The property has a new build warranty on it through 2028

PARKING:  
Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property /

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are planning applications on surrounding properties or land which can be viewed on the local government planning portals (neighbour having an extension)  
\*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 900 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**

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.

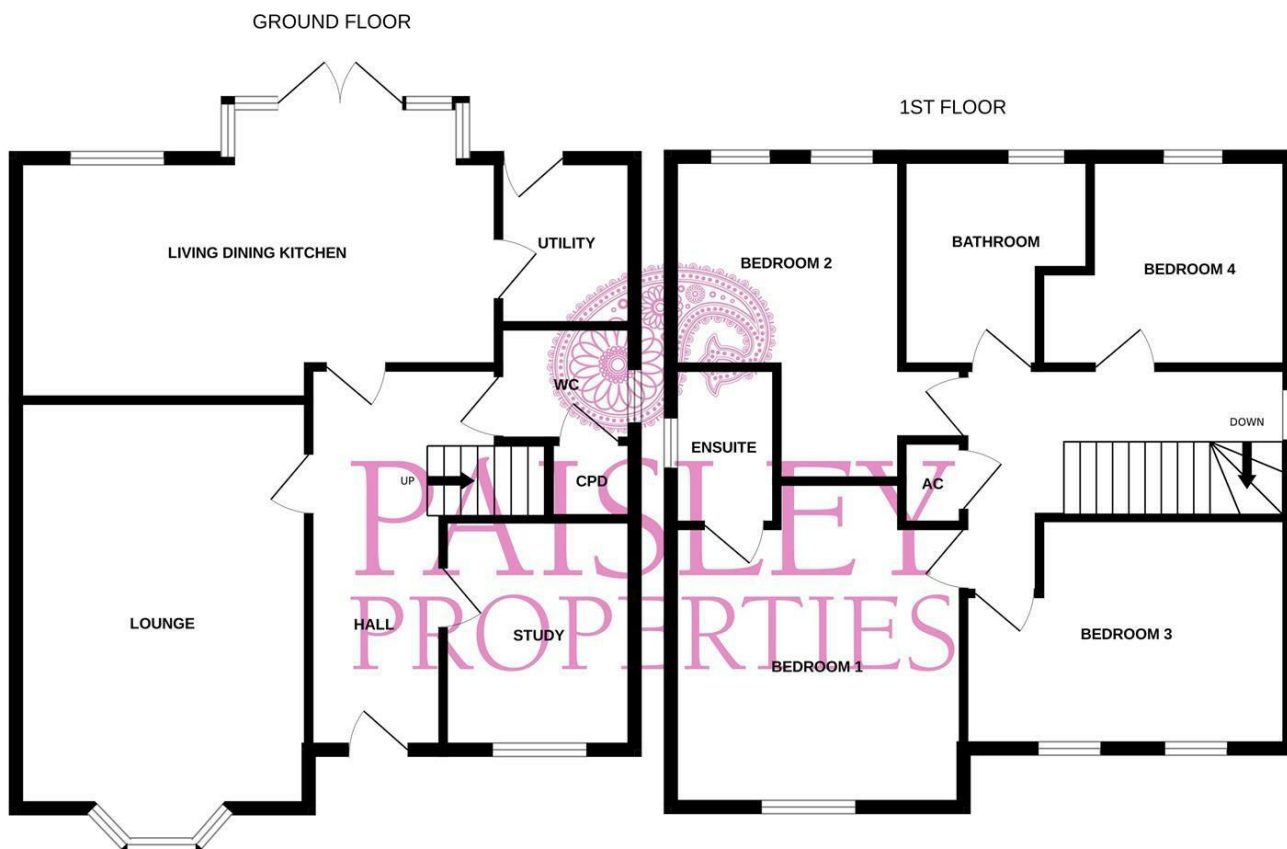
**PAISLEY MORTGAGES**

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.

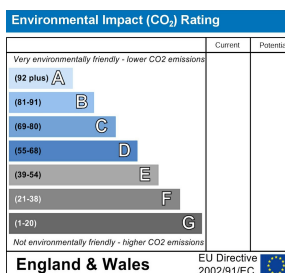
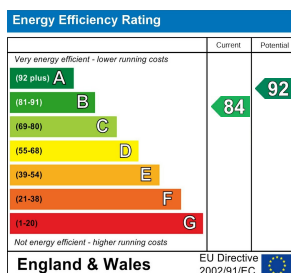
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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.



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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