

55 Gib Lane,  
Skelmanthorpe HD8 9BG

OFFERS AROUND  
£150,000



THIS TWO BEDROOM END TERRACE PROPERTY IS NEATLY PRESENTED AND  
BOASTS AN ENCLOSED GARDEN AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 4'1" x 5'0"**

You enter the property through a part glazed uPVC door with window light over, into this useful hallway, ideal for removing outdoor coats and shoes. A staircase ascends to the first floor landing, there is engineered oak flooring underfoot and a door which leads through to the living kitchen.

### **LIVING KITCHEN 15'8" max x 15'7" max**

This wonderful open plan space has a generously sized lounge to the front of the property which enjoys neutral décor, a wall mounted electric fire which sits within a recess in the chimney breast and large window which lets natural light flood in.

The kitchen is fitted to the rear of the house and includes oak effect units, black roll top work surfaces, slate effect splashbacks, a stainless steel single bowl sink and drainer with mixer tap. Cooking facilities comprise of an electric oven, four ring gas hob and stainless steel extractor fan. There is an integrated fridge, space for a free standing freezer and space and plumbing for a washing machine. A side window allows additional light in and there is engineered oak flooring to the kitchen area. The property's central heating boiler is neatly tucked away behind a cupboard.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the two bedrooms and bathroom. A ceiling hatch provides access into the loft space.

**BEDROOM ONE 15'8" apx x 8'2" max**

This spacious double bedroom spans the full depth of the property and is decorated in neutral tones. A large front facing window provides views over the garden, neighbouring cottages and across to the village. A door leads to the landing.

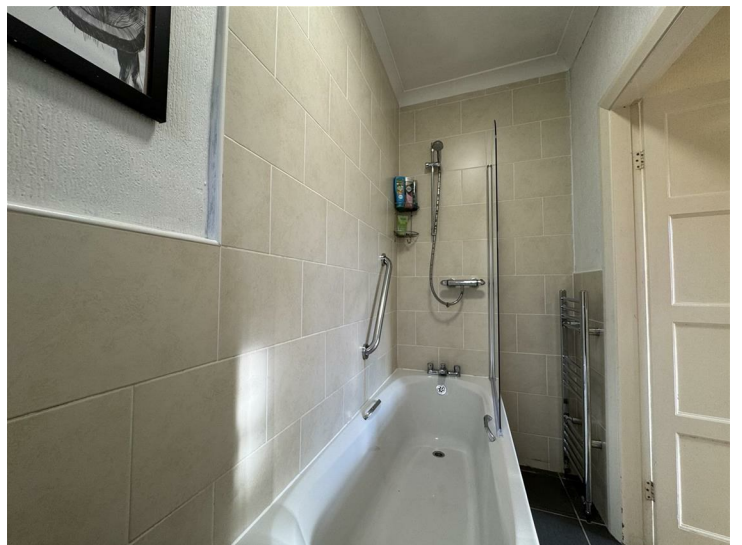
**BEDROOM TWO 7'4" max x 7'0" max**

Another good sized room, positioned to the front of the house, this bedroom would make a lovely child's room, guest room or home office/hobby room. A window looks out over the front of the property and a door leads to the landing.



### **BATHROOM 8'3" x 3'8" max**

This compact contemporary bathroom is fitted with a three piece white suite including bath with shower over, pedestal hand wash basin and a low level W.C.. The walls are partially tiled with attractive beige wall tiles. A chrome heated towel rail and tile effect vinyl flooring complete the room. An obscure window allows natural light to flood in and a door leads onto the landing.



## GARDEN

A little gate opens onto a stone flagged path which leads up to the front door. A lawned garden sits to one side of the path, providing a charming sitting out area. The path then wraps around the side of the property where there is a further garden area which provides space to store the bins and/or additional seating. A second timber gate leads out on to Gib Lane.



## **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

### **PARKING:**

On Street Parking

### **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 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**

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.

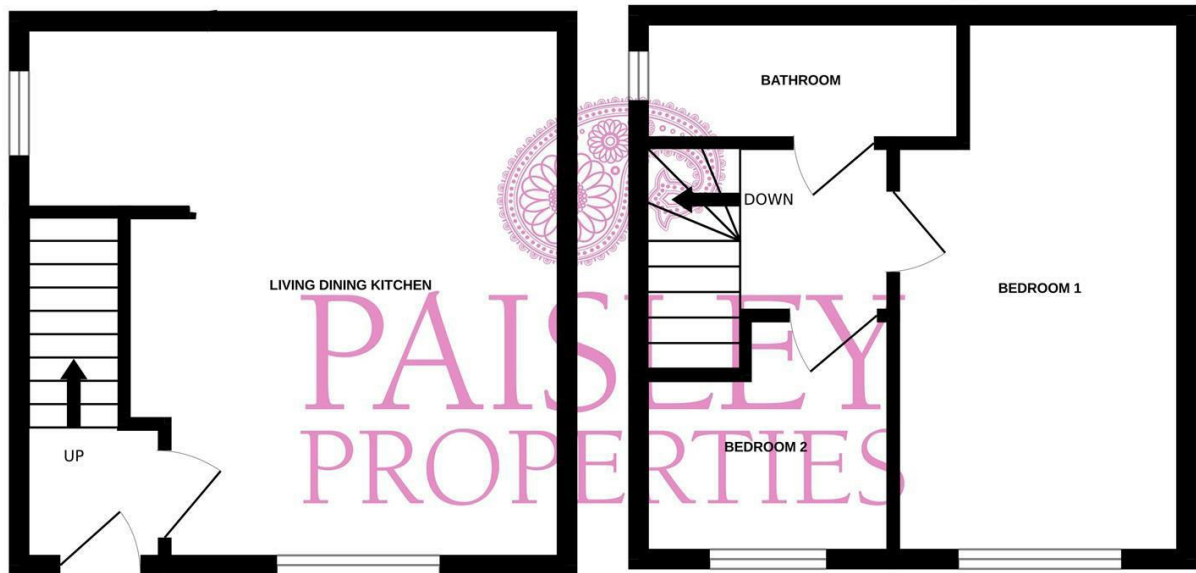
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **PAISLEY SURVEYORS**

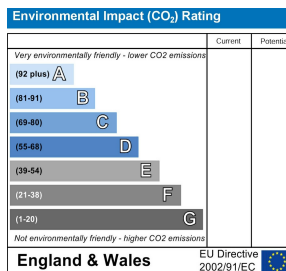
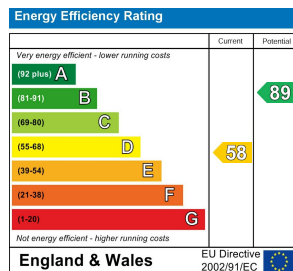
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

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