19 Paddock Way,
Skelmanthorpe HD8 9GW

OFFERS OVER
£450,000













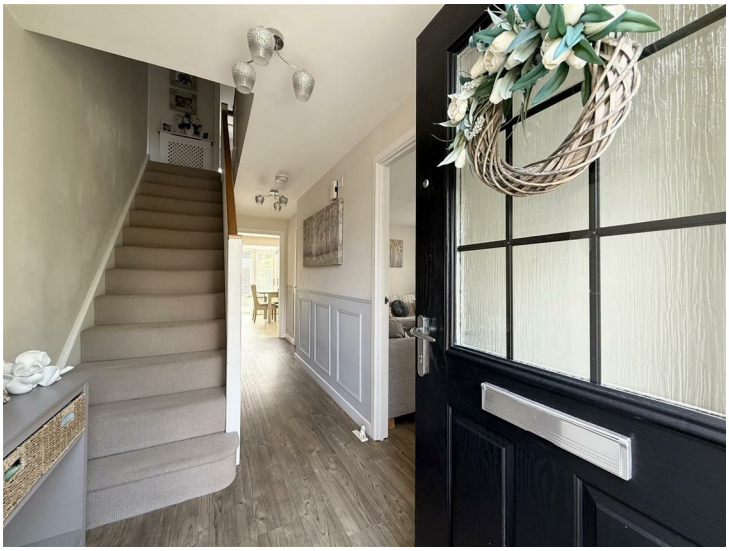


THIS FABULOUS FOUR BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY PRESENTED AND OFFERS SPACIOUS ACCOMMODATION THROUGHOUT. IT BOASTS AN ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4′2″ apx x 18′11″ apx




You enter the property through a composite door into a welcoming hallway which has wood effect Amtico flooring underfoot. There are two ceiling lights and space under the stairs for storage or a piece of furniture. A carpeted staircase with a white painted balustrade ascends to the first floor. A large cupboard provides storage for coats and shoes. Doors lead to the lounge, downstairs WC, a storage cupboard and the living dining kitchen.

LOUNGE 18′1″ apx x 10′7″ apx




Boasting windows to dual aspects this lovely light lounge has an electric fire in a polished granite surround as a focal point. There is ample space to accommodate lounge furniture. Wood effect Amtico flooring runs underfoot and there are two ceiling lights illuminating the room well. A door leads to the entrance hallway.




DOWNSTAIRS WC 2'11" apx x 5'10" apx
This practical downstairs WC is fitted with a white pedestal hand wash basin with mixer tap and a matching low level WC. Wood effect Amtico flooring continues underfoot and a door leads to the entrance hallway.

LIVING DINING KITCHEN 19'7" apx x 15'8" apx




Simply flooded with natural light from a large glazed bay window with French doors which leads out to the garden, this fabulous open plan living dining kitchen is fitted with cream gloss wall and base units, contrasting oatmeal granite worktops and upstands, cream herringbone tiled splashbacks and an inset sink and drainer with mixer tap. Cooking facilities comprise a six burner gas hob with a stainless steel extractor fan over and a double electric fan oven. Integrated appliances include a dishwasher and a tall fridge freezer. There is space to accommodate not only dining furniture but lounge furniture too if desired. Limestone effect Amtico flooring runs underfoot and a white tall decorative radiator complete the scheme. Doors lead to the hallway and the utility room.




UTILITY ROOM 6'1" apx x 7'10" apx




This handy utility room is fitted with cream gloss base units with wood effect laminate worktops. There are spaces and plumbing for a washing machine and tumble dryer. Limestone tile effect Amtico continues underfoot. A part glazed exterior door leads out to the garden and a door leads to the dining kitchen.

FIRST FLOOR LANDING 9'10"apx x 7'8"apx

A carpeted staircase with a white painted balustrade ascends to the first floor landing which is light and airy and has a hatch allowing access to the loft. A cupboard houses the property's hot water cylinder and provides some storage. Doors lead to the four bedrooms and family bathroom.

BEDROOM ONE 16'11" apx x 11'10" apx




This fabulous, stylishly decorated master suite has two windows looking out over the green space at the front of the property and has ample room for freestanding bedroom furniture with a dressing area to one end. Doors lead to the ensuite and landing.

EN-SUITE 6'3" apx x 7'2" apx




This contemporary en-suite shower room is fitted with a walk in enclosure equipped with a themostatic mixer shower, a white pedestal hand wash basin with mixer tap and a matching low level WC. The room is partially tiled with grey tiles and there are co-ordinating grey ceramic tiles underfoot. A white heated towel rail completes the room. An obscure window allows natural light to enter and a door leads to the bedroom.

BEDROOM TWO 11'0" max x 13'3" max



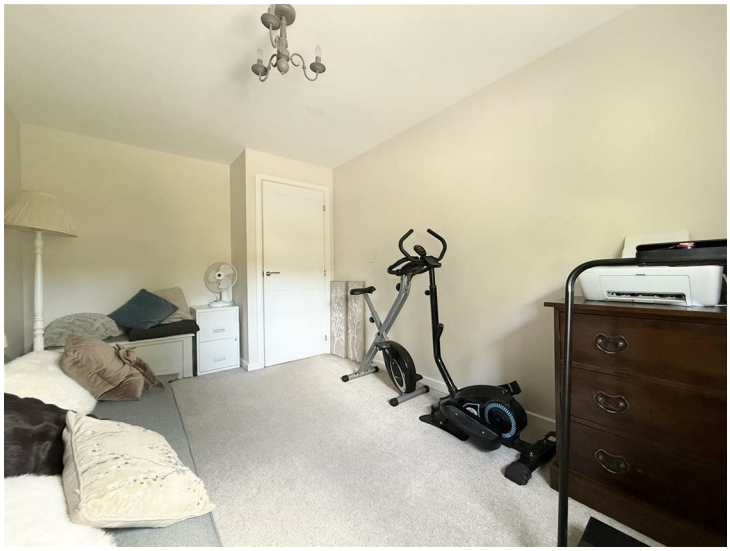

This second charming double bedroom is located to the rear of the property with a window looking out to the garden. There is ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 11'5" apx x 10'2" apx




This third double bedroom can be found to the rear of the property, again with a window overlooking the garden. There is space for items of freestanding bedroom furniture. A door leads to the landing.

BEDROOM FOUR 8'10" apx x 13'6" apx

This neutrally decorated fourth double bedroom enjoys views out over the green space and street from its large window which fills the room with light. There is space for a double bed and associated furniture items. A door leads to the landing.

HOUSE BATHROOM 9'6" apx x 6'4" apx




This well appointed family bathroom is fitted with a four piece white suite comprising a deep bath with chrome mixer tap, a matching pedestal handwash basin with mixer tap and a low level WC alongside a double walk in shower equipped with a thermostatic mixer shower. The room is partially tiled with grey tiles and there are co-ordinating grey ceramic tiles underfoot. A white heated towel rail completes the scheme. A door leads to the landing.

FRONT, GARAGE & PARKING 8'6" apx x 17'10" apx




To the front of the property sits a double driveway in front of a single garage which has an up and over door, light and power. A well established shrubbery stretches round the side of the property and hides a lawned garden space.

REAR GARDEN




To the rear of the property sits a well maintained enclosed garden which has a beautiful curved paved patio adjacent to the house, a good sized lawn and planted beds. There is a timber garden shed for storage. A path leads from the garden to the front of the property.





MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
Estate/development charge - £190 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 2027

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.
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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

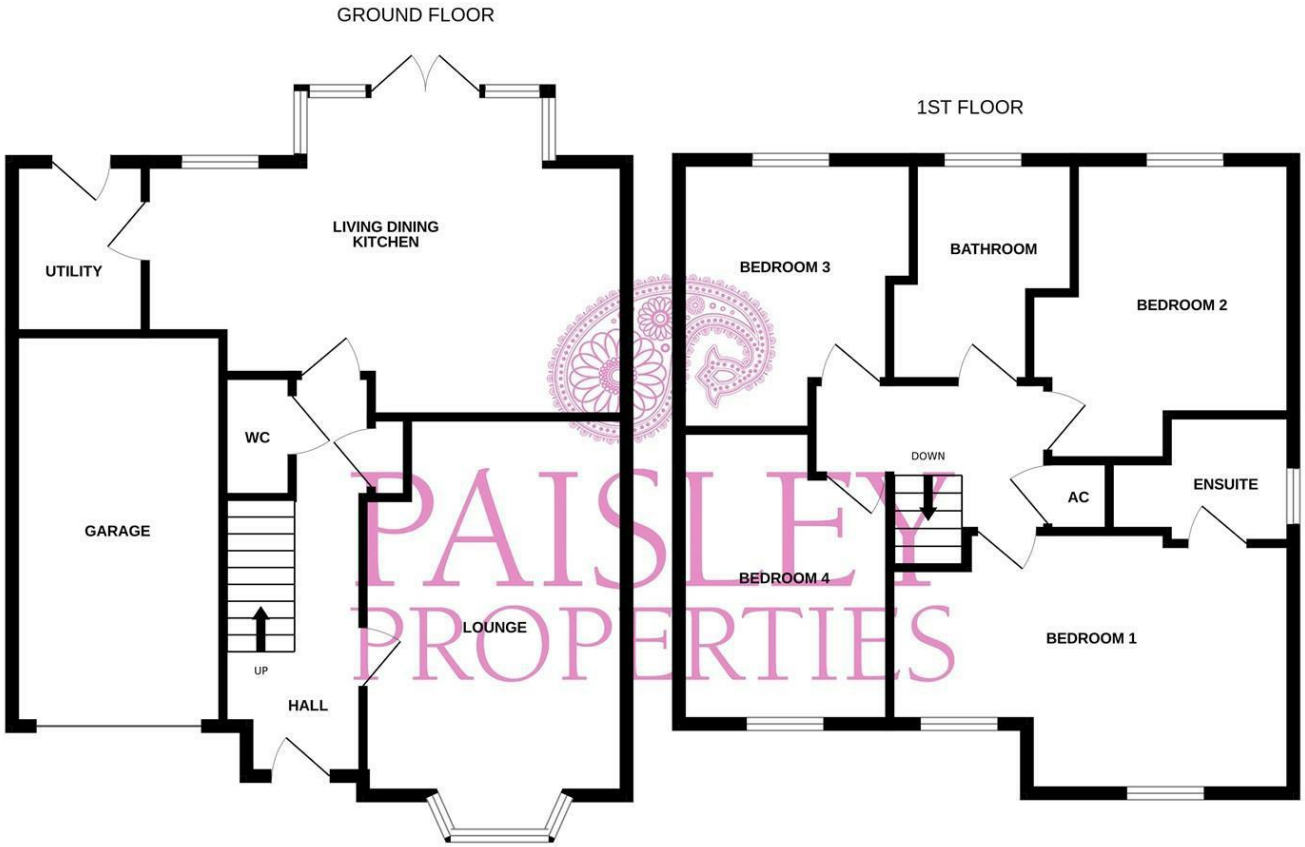
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

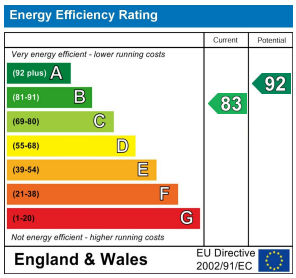
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

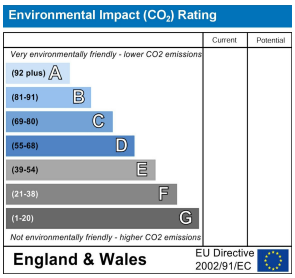
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk 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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