

9 Tallow Mews,
Skelmanthorpe HD8 9FG

OFFERS AROUND
£95,000



A SUPERB ONE BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE POPULAR VILLAGE OF SKELMANTHORPE, CLOSE TO LOCAL AMENITIES AND BENEFITTING FROM OFF ROAD PARKING AND COMMUNAL GARDEN.

LEASEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'9" x 13'10" max

You enter the property through a decorative part glazed uPVC door into the entrance hallway which has practical grey plank effect vinyl flooring underfoot and space to remove coats and shoes on arrival. A large cupboard provides storage for household items. Doors lead to the breakfast kitchen, lounge, bedroom and bathroom.

KITCHEN 9'0" x 10'0" approx

This good sized breakfast kitchen is fitted with a range of painted pale grey wall and base units, contrasting grey marble effect roll top work surfaces, white tiled splash backs and a white one and a half bowl sink and drainer with mixer tap over. This light kitchen also benefits from an electric oven, four ring gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine as well as room for a small dining table. Beige tile effect vinyl flooring runs underfoot and there is a strip light to the ceiling. The front facing window provides views out to the parking area and a door leads to the entrance hallway.



LOUNGE 13'1" x 9'7"

Positioned to the rear of the property with a window flooding the room with natural light and offering views over the adjoining open space, this neutrally decorated living room has a modern electric fire to one wall creating a focal point in the room. There is ample space for lounge furniture and associated freestanding furniture items. A door leads to the landing.



BEDROOM 8'8" x 13'2" max

Positioned to the rear of the property with a window looking out over the adjoining green space, this generous double bedroom enjoys carpeted flooring, a useful built in cupboard which provides wardrobe space and room for further items of bedroom furniture. A door leads to the hallway.



BATHROOM 6'1" x 7'1" max

A good sized bathroom which has a three piece suite comprising of a P-shaped bath with mixer shower tap attachment over, a pedestal hand wash basin with mixer tap and low flush W.C. The bathroom is partially tiled with white tiles, has an obscure glazed front facing window and beige vinyl flooring. A door leads to the hallway.



EXTERIOR

To the front of the property is a parking area where there is an allocated parking space for the property and space

MATERIAL INFORMATION

TENURE: LEASEHOLD - 969 YEARS REMAINING
ADDITIONAL PROPERTY COSTS: NONE ADVISED
COUNCIL AND COUNCIL TAX BAND: KIRKLEES BAND A

PROPERTY CONSTRUCTION: BRICK
PARKING: ALLOCATED SPACE

UTILITIES:

- *Water supply & Sewerage- MAINS
- *Electricity & Gas Supply - MAINS
- *Heating Source - GAS CENTRAL HEATING
- *Broadband & Mobile - ULTRAFAST BROADBAND AVAILABLE AND LIMITED MOBILE SIGNAL

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: NO

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.

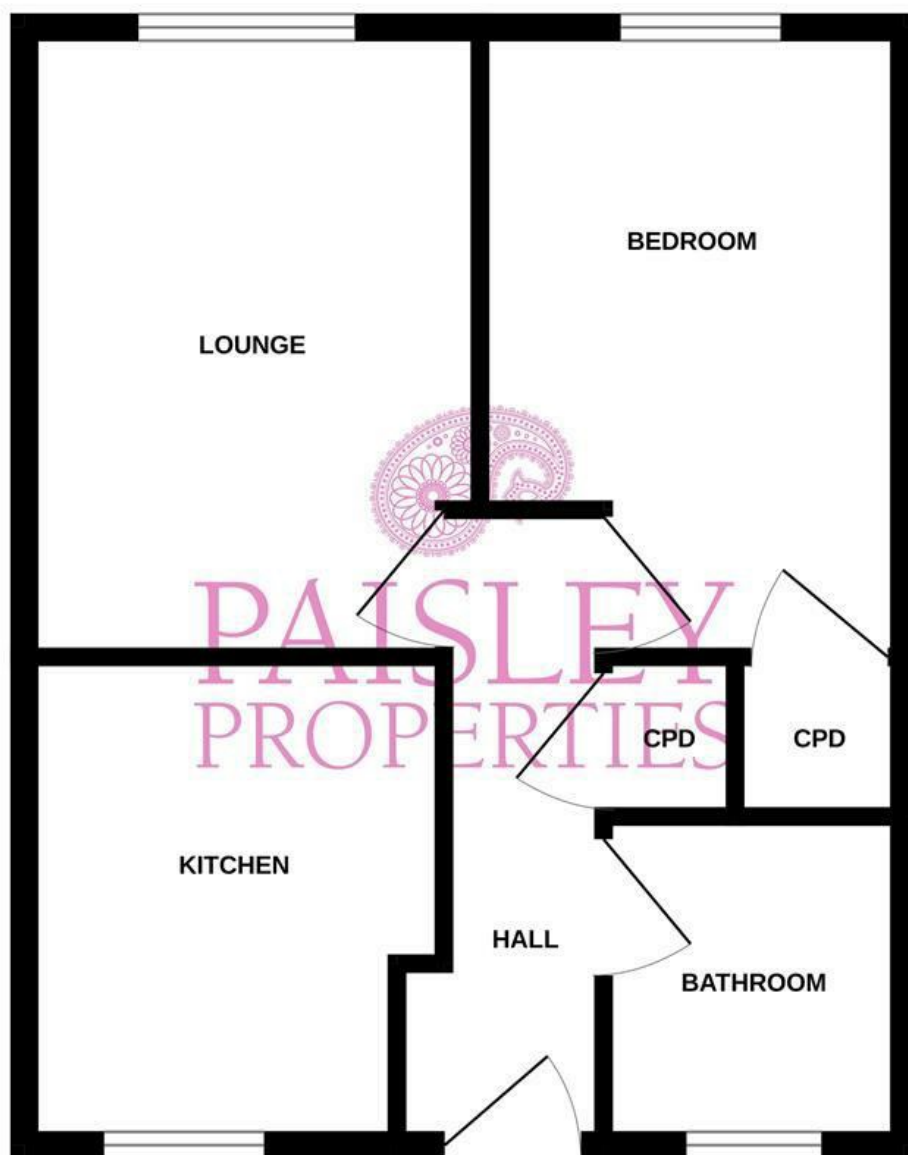
PAISLEY MORTGAGES

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 to arrange an appointment.

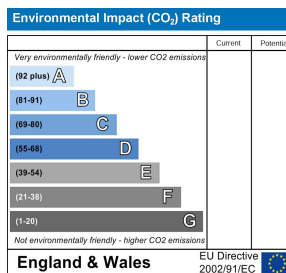
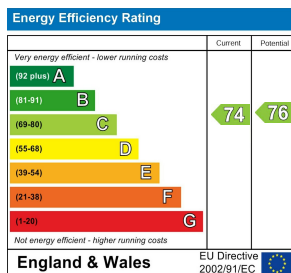
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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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