

16 Saville Road,  
Skelmanthorpe HD8 9ED

OFFERS AROUND  
£215,000



SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE LOCATION, THIS STUNNING TWO BEDROOM END TERRACE PROPERTY IS WELL PRESENTED AND BOASTS A CHARMING REAR GARDEN AND DRIVEWAY PARKING

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 4'4" apx x 5'4" apx max**

You enter the property through a part glazed uPVC door into this welcoming entrance hall which has plenty of space to remove and store coats and shoes. Practical wood effect herringbone LVT flooring runs underfoot. A staircase with a carpet runner ascends to the first floor landing and a door opens to the lounge.

### **LOUNGE 12'0" apx x 14'10" apx max**

This cosy lounge has ample space for freestanding furniture and has a large front facing window which fills the room with natural light. A stunning gas fireplace with timber surround sits on the chimney breast creating a lovely focal point to the room. There is attractive wood effect herringbone LVT flooring running underfoot. Double doors open to the kitchen, which if left open allow a nice open plan feel, and another door leads back to the entrance hall.



### **DINING KITCHEN 17'10" apx x 5'8" apx max**

Spanning the width of the property, this modern kitchen is fitted with a range of wood effect wall and base units, contrasting roll top work surfaces, cream tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with a stainless steel and glass extractor fan over. There is space and plumbing for a washing machine or dishwasher and room for a tall fridge freezer. A breakfast table could easily be accommodated to one end of the room where French doors lead to the conservatory / dining room. Wood effect herringbone LVT flooring and spotlight bars to the ceiling complete the room. A rear facing window overlooks the garden. Double doors open to the lounge and a door leads to the cellar.







### **CELLAR 11'11" apx x 4'9" apx max**

Steps lead down to this handy cellar which is ideal for storing household items. There is a front facing window, power, light and plumbing for a washing machine.

### **CONSERVATORY 8'7" apx x 7'5" apx max**

This excellent addition to the property is the perfect space for a family dining table and chairs and has wonderful views of the garden from its windows. Practical wood effect laminate flooring runs underfoot. A door opens to the rear garden and French doors lead to the house.



### **FIRST FLOOR LANDING 8'11" x 7'8" apx max**

A staircase ascends from the entrance hall to the first floor landing which is wonderfully light and spacious with room for a desk or freestanding items of furniture if required. There is a rear facing window and doors lead to the two bedrooms, bathroom and W.C.





### **BEDROOM ONE 12'10" apx x 8'4" apx max**

Located to the front of the property, this bright and airy double bedroom has ample space for bedroom items and is decorated in tasteful, neutral tones. A front facing window floods the room with light and a door leads to the landing.



### **BEDROOM TWO 9'1" apx x 10'4" apx max**

This second double bedroom is also situated to the front of the property with views over the quiet street from its window. There is an abundance of space for freestanding items and a mirror fronted built in sliding wardrobe provides storage. This room could alternatively make a great home office or dressing room. A door leads to the landing.





### **BATHROOM 8'8" apx x 5'1" apx max**

Fitted with a contemporary two piece white suite including a bath with shower over and pedestal hand wash basin. The room is partially tiled with attractive white wall tiles and a rear facing obscure glazed window fills the room with natural light. Monochrome patterned vinyl flooring runs underfoot. A door leads to the landing.



### **W.C. 2'11" apx x 4'3" apx max**

Fitted with a low level white W.C. with a wooden seat and monochrome patterned vinyl flooring underfoot, this separate toilet has a high level obscure window allowing natural light to enter. A door leads onto the landing.





### **GARDEN ROOM 5'9" apx x 12'6" apx**

This fabulous garden room is fitted with a range of white base units and has space for a fridge to one side. This room is perfect for socialising with friends and family and opens onto the garden. It is also the perfect place to use as a home office.





## EXTERIOR

To the front of the property there is a low maintenance garden and steps lead up to the front door. A long driveway runs up the side of the property providing off road parking for a few vehicles. To the rear of the property sits a beautiful garden which really is a wonderful place to sit and relax on a sunny day. The garden is made up of a number of patio and decked areas, making it the ideal space for a table and chairs or garden furniture. To one corner there is a fantastic garden room and a timber gate leads to the front of the property.



## **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: Driveway

RIGHTS AND RESTRICTIONS: None

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 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 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**

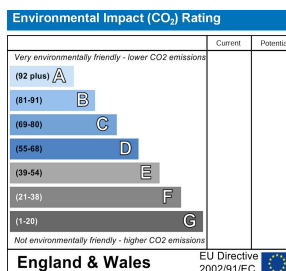
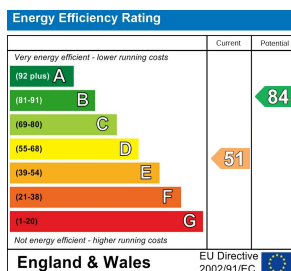
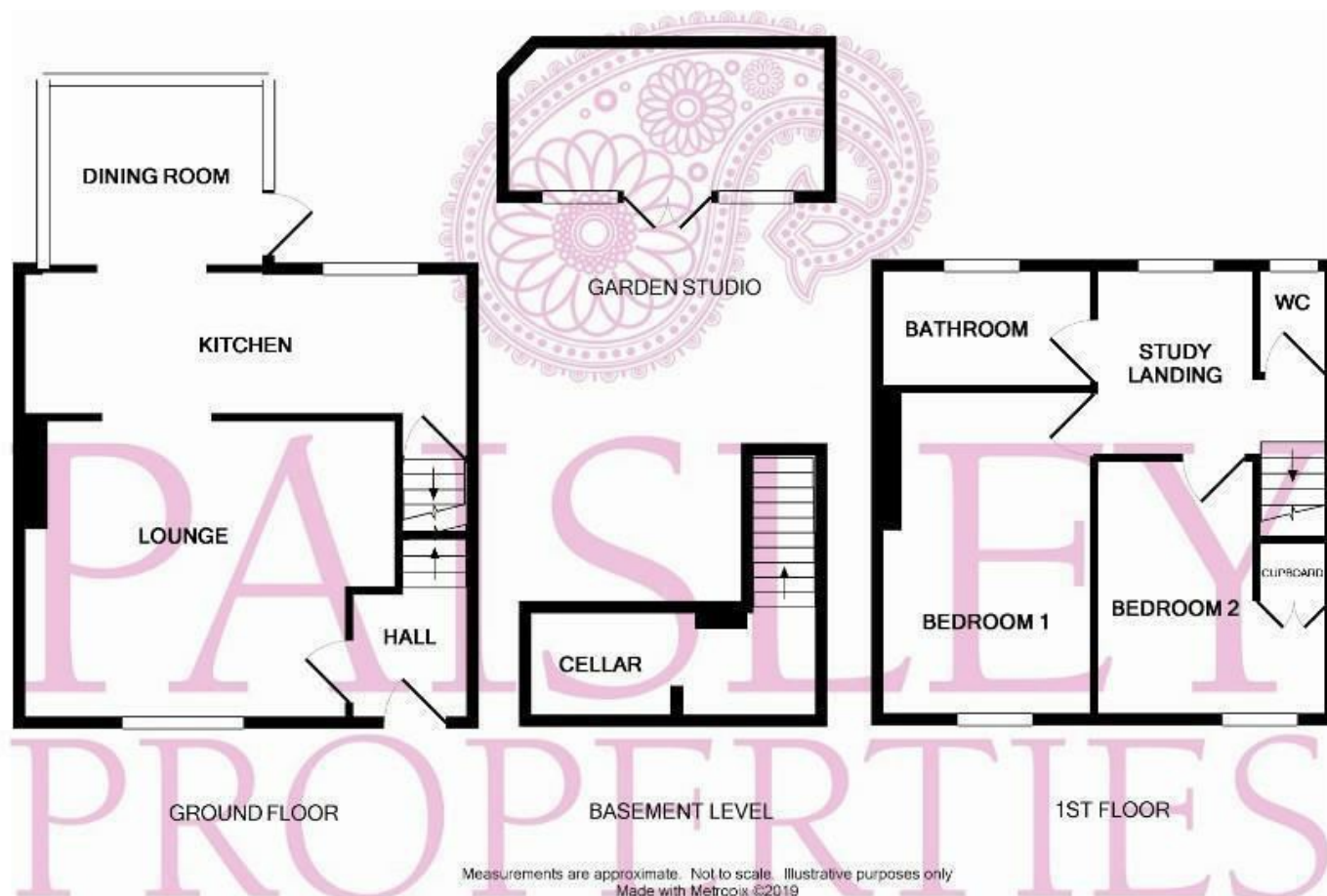
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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.





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