

25 Cliffe Hill View,
Skelmanthorpe HD8 9ZD

OFFERS AROUND
£350,000



THIS IMMACULATE, FULLY UPGRADED, DETACHED THREE BEDROOM HOME SITS
ON A GENEROUS PLOT WITH DRIVEWAY AND GARAGE.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: B

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed composite door into this welcoming entrance hallway. There is a staircase ascending to the first floor landing, doors which open to the lounge and dining kitchen and LVT 5* rated wood effect flooring underfoot.



LOUNGE 18'5" apx x 10'2" apx

Beautifully presented in soft neutral tones this large lounge offers an abundance of space for a range of freestanding furniture and is flooded with natural light courtesy of the front facing window and side patio doors, which open to the garden. The room has been finished with a quality carpet and pewter sockets and switches. A door leads to the entrance hall.



DINING KITCHEN 18'5" apx x 9'4" apx

Spanning the full depth of the property this impressive dining kitchen is the perfect space for socialising and entertaining. The vendors have fitted a new high specification kitchen including pale grey shaker style wall and base units, quartz work surfaces and upstands, a sunken one and a half bowl sink with mixer tap over alongside integrated appliances including electric oven, four ring induction hob, extractor fan, fridge freezer and dishwasher. There is a breakfast bar area, perfect for informal dining and this subtly divides the kitchen from the dining/living area. There is space for a table and chairs / soft seating to one end of the room and a handy built in storage cupboard provides space to hide away house hold items. The room has three, dual aspect, windows, spot lighting, under unit down lights, pewter sockets and switches and LVT quality flooring. Doors lead to the entrance hall and utility room.



UTILITY ROOM

Fitted with pale grey shaker style base units to match the kitchen, and an integrated washer dryer, this handy utility room has quartz work surfaces and the property's central heating boiler is neatly tucked away behind a wall cupboard. There is spot lighting, LVT flooring, a part glazed composite external door which leads to the rear path and further internal doors which lead to the dining kitchen and downstairs W.C.

DOWNSTAIRS W.C

Comprising of a pedestal hand wash basin with tiled splash back and mixer tap, and a low level W.C the room is finished with spot lighting, LVT flooring and a door which leads to the utility room.



FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there is a rear facing window, ceiling hatch providing access to the loft space, carpeted flooring and doors leading to the three bedrooms, house bathroom and store cupboard.



BEDROOM ONE 18'5" max x 10'4" max

This superb master bedroom is generous in size, elegantly decorated, and boasts a dressing area including with built in wardrobes with sliding mirrored doors. The room can comfortably accommodate a selection of freestanding bedroom furniture, has dual aspect windows, a mix of spot lighting and a pendant light, carpeted flooring and doors leading to the landing and en-suite shower room.



EN-SUITE

This modern en-suite is fitted with a double shower cubicle with mains shower and glazed screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled in decorative grey wall tiles, has spot lighting, an obscure glazed uPVC front facing window, an anthracite heated towel rail and LVT wood effect flooring. A door opens to the bedroom.



BEDROOM TWO 10'7" apx x 9'2" apx

Positioned to the front of the property this lovely double bedroom has dual aspect windows making it light and airy. There are fitted wardrobes with mirrored sliding doors, neutral decor, carpeted flooring and a door which leads to the landing.



BEDROOM THREE 9'2" apx x 7'6" apx

Currently used as a home office, this bedroom could house a double bed if required and would make a wonderful child's bedroom or guest room. There is a side facing window, neutral decor, carpeted flooring and a door leading to the landing.

BATHROOM

Like new, this bathroom is fitted with a three piece white suite including bath with mixer tap, pedestal hand wash basin and a low level W.C. There are attractive grey wall tiles, spot lighting, an obscure glazed front facing window, anthracite heated towel rail and LVT wood effect flooring. A door opens to the landing.



DRIVE AND GARAGE

Sitting to the side of the property is a driveway leading to a single detached garage. The garage has light and power and an up and over door.

FRONT AND SIDE

The property sits within a large corner plot and has a lawned garden running in front of the house and wrapping around to the side. The garden has been planted with a low hedge border and trees to the side. From the front a gate leads to the other side garden.



ENCLOSED GARDEN

This fully enclosed garden has been landscaped to include a good sized flagged patio area, ideal for outdoor furniture and a level lawn. There is a side path that leads down the rear of the property to the back door and a fence divides this path from the other side garden.



UPGRADES / ADDITIONS

The vendors have invested a substantial amount of money in having the property upgraded and these include:

- 5* rated floor coverings throughout the house.
- Pewter sockets and switches.
- Alarm system.
- Spot lighting.
- A full new kitchen including Quartz work surfaces.
- A fully fitted utility room including Quarts work surfaces.
- Fitted wardrobes to two bedrooms.
- Power and light to the garage.
- Landscaped gardens.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX: D

PROPERTY CONSTRUCTION: STONE

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- MANS

*Electricity & Gas Supply - GAS

*Heating Source - GAS

*Broadband & Mobile - FIBRE

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: NONE KNOWN

FLOOD & EROSION RISK: NO

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE KNOWN

PROPERTY ACCESABILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: SKELMANTHORPE IS A KNOWN MINING AREA

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

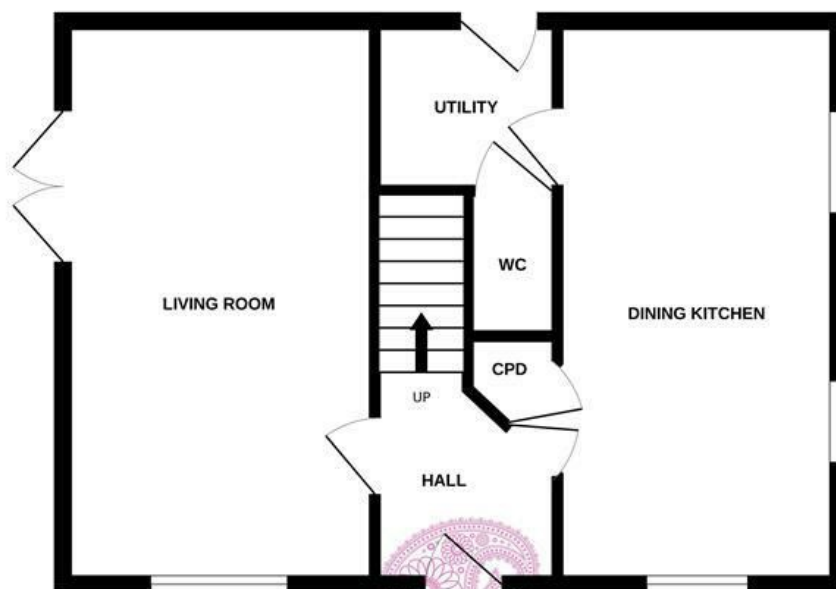
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

GROUND FLOOR

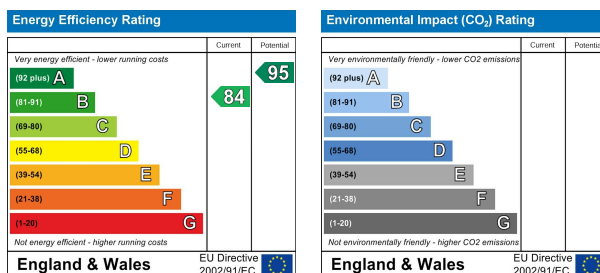


1ST FLOOR



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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