

1 Baildon Way,  
Skelmanthorpe HD8 9GY

OFFERS AROUND  
£305,000



THIS BEAUTIFULLY PRESENTED FOUR BEDROOM TOWN HOUSE OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS AND BENEFITS FROM A GENEROUS GARDEN, QUIET LOCATION, DRIVEWAY PARKING & GARAGE.

FREEHOLD / COUNCIL BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES



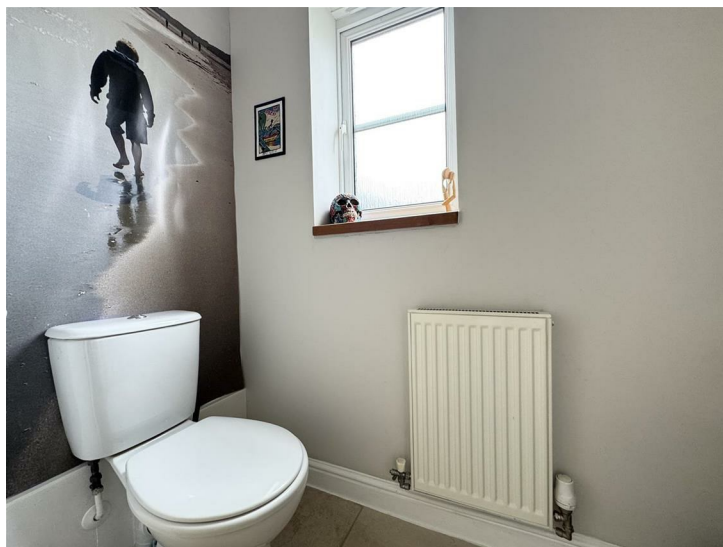
### **ENTRANCE HALLWAY 17'2" apx x 4'9" apx max**

You enter the property through a part glazed timber door into a lovely spacious welcoming hallway with practical coir matting and solid wood flooring underfoot. There is a useful shelf to one side and a built in shoe cupboard. A glazed panel looks through to the dining area and allows natural light into the hallway. Doors lead to the downstairs WC, a roomy understairs cupboard and the living dining kitchen. A carpeted white and oak spindled staircase ascends to the first floor landing.



### **DOWNSTAIRS W.C. 2'9" apx x 6'5" apx max**

Handily located just inside the front door, the practical downstairs WC is fitted with a timber vanity wash basin unit with a small white ceramic basin with chrome taps, a tiled splashback and a white low level WC. There are travertine ceramic tiles underfoot and a spotlight bar to the ceiling. A side facing obscure window allows light to flood in and a door leads to the hallway.



### **LIVING DINING ROOM 13'5" apx x 17'2" apx max**

The lovely L-shaped room is light and airy courtesy of both a set of French doors which lead out to the garden and a window which also looks out to the garden. The room is neutrally decorated with solid wood flooring running underfoot. The dining area has space for a good sized table with a suspended ceiling with spotlights above and a tall glazed panel looking through to the entrance hallway. The living area has an abundance of space for lounge furniture and is open to the kitchen area. A door leads to the entrance hallway.



### **KITCHEN AREA 10'1" apx x 10'0" apx max**

Located to the front of the property with a window looking out to the drive and garage and extending from the living dining room, this fantastic well appointed kitchen is fitted with maple effect shaker style kitchen units, black roll top laminate worktops, beige tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a four burner gas hob with a stainless steel extractor fan over and a double electric oven. There are spaces and plumbing for a washing machine, dishwasher and room to accommodate a tall fridge freezer. Beige porcelain tiles run underfoot and there are spotlights to the ceiling. The kitchen area is open plan to the living dining room.





### **FIRST FLOOR LANDING 6'11" apx x 3'6" apx max**

A carpeted staircase extends from the entrance hallway to the first floor landing which is beautifully light courtesy of an arched window on the staircase. Doors lead to the lounge and to the first floor bedroom. A further carpeted staircase ascends to the second floor.

### **LOUNGE 17'1" apx x 12'0" apx max**

Located to the front of the property, this lovely generous sized lounge has light simply flooding in courtesy of two sets of French doors with Juliet balconies. The room is tastefully decorated in neutral tones, with a media wall to one wall which has grey brick effect tiling as a feature, a suspended ceiling with spotlights and carpet underfoot. A door leads to the landing.



### **BEDROOM ONE 11'1" apx x 11'6" apx max**

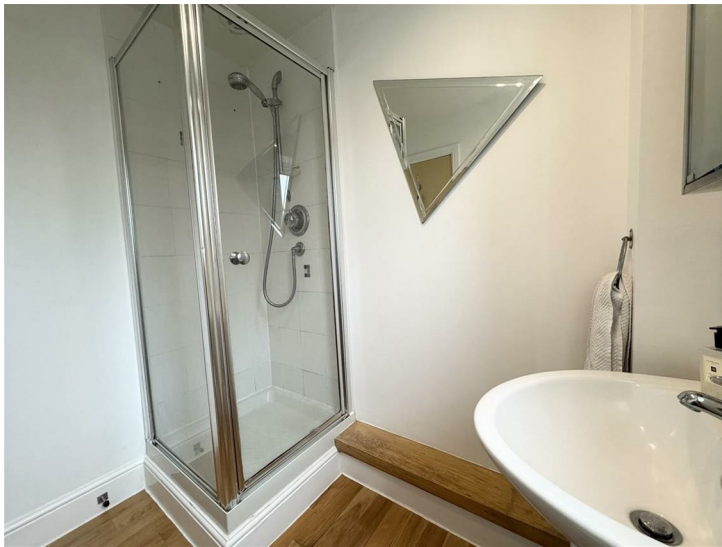
Positioned to the rear of the property with a window looking out over the rear garden this fabulous master bedroom has a slate tiled feature wall with spotlights illuminating the bed area and ample space for freestanding items of bedroom furniture. The room is neutrally decorated and has carpet underfoot. Doors lead to the ensuite and to the first floor landing.





### **EN-SUITE 5'2" apx x 6'8" apx max**

This contemporary ensuite shower room is fitted with a white suite comprising of a pedestal hand wash basin with mixer tap, a matching white low-level flush WC and a step in shower enclosure equipped with a thermostatic mixer shower. The room is partially tiled with white tiles with decorative inset tiles adding interest. Solid wood flooring runs under foot and there are spotlights to the ceiling. A chrome heated towel rail completes the room. An obscure window allows natural light to enter and a door leads to the bedroom.



### **SECOND FLOOR LANDING 8'6" apx x 2'6" apx max**

A further carpeted staircase ascends from the first floor landing to the second floor - an arched window to the staircase allows natural light to cascade in. A cupboard houses the property's hot water cylinder and doors lead to the three bedrooms and family bathroom.

### **BEDROOM TWO 13'5" apx x 8'11" apx max**

Located to the front of the property with a window offering views out over the front courtyard, this generous double bedroom is neutrally decorated with carpet underfoot and there is ample space to accommodate freestanding bedroom furniture. A door leads to the landing.





**BEDROOM THREE 7'10" apx x 9'2" apx max**

Again located to the front of the property with a window overlooking the courtyard below, this third double bedroom boasts tasteful décor and ample space for bedroom furniture. A door leads to the landing.





#### **BEDROOM FOUR 9'0" apx x 9'9" apx**

Enjoying views of the rear garden from its window, this fourth bedroom is of a good size and is used as a home office by the current owners. The room is neutrally decorated with carpet underfoot. A hatch offers access to the loft space and a door leads to the landing.





### **FAMILY BATHROOM 7'10" apx x 6'8" apx max**

This contemporary bathroom is fitted with a three-piece white bathroom suite comprising of a low-level cistern WC, pedestal hand wash basin with mixer tap and a P shape bath with a thermostatic waterfall mixer shower over. The room is partially tiled with beige tiles, solid wood flooring runs underfoot and there are spotlights to the ceiling. A chrome heated towel radiator completes the room. A large obscure window allows natural light to enter and a door leads to the landing.





### **FRONT, PARKING & GARAGE 6'3" x 17'1" max**

The property sits within a small quiet courtyard area and benefits from a detached garage which has an up and over door, light and power and a side door for access. Tucked round the corner is a small patio seating area and in front of the garage is a parking space for one vehicle.



### **REAR GARDEN**

To the rear of the property is a generous enclosed rear garden which has a large decked area, perfect for al fresco dining and a built in BBQ area too. The garden is mainly laid to lawn with a few well established plants and shrubs to the perimeter. The garden wraps around the side of the property to a timber gate which allows access from the front.





## **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 D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING:  
Garage & 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**

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**

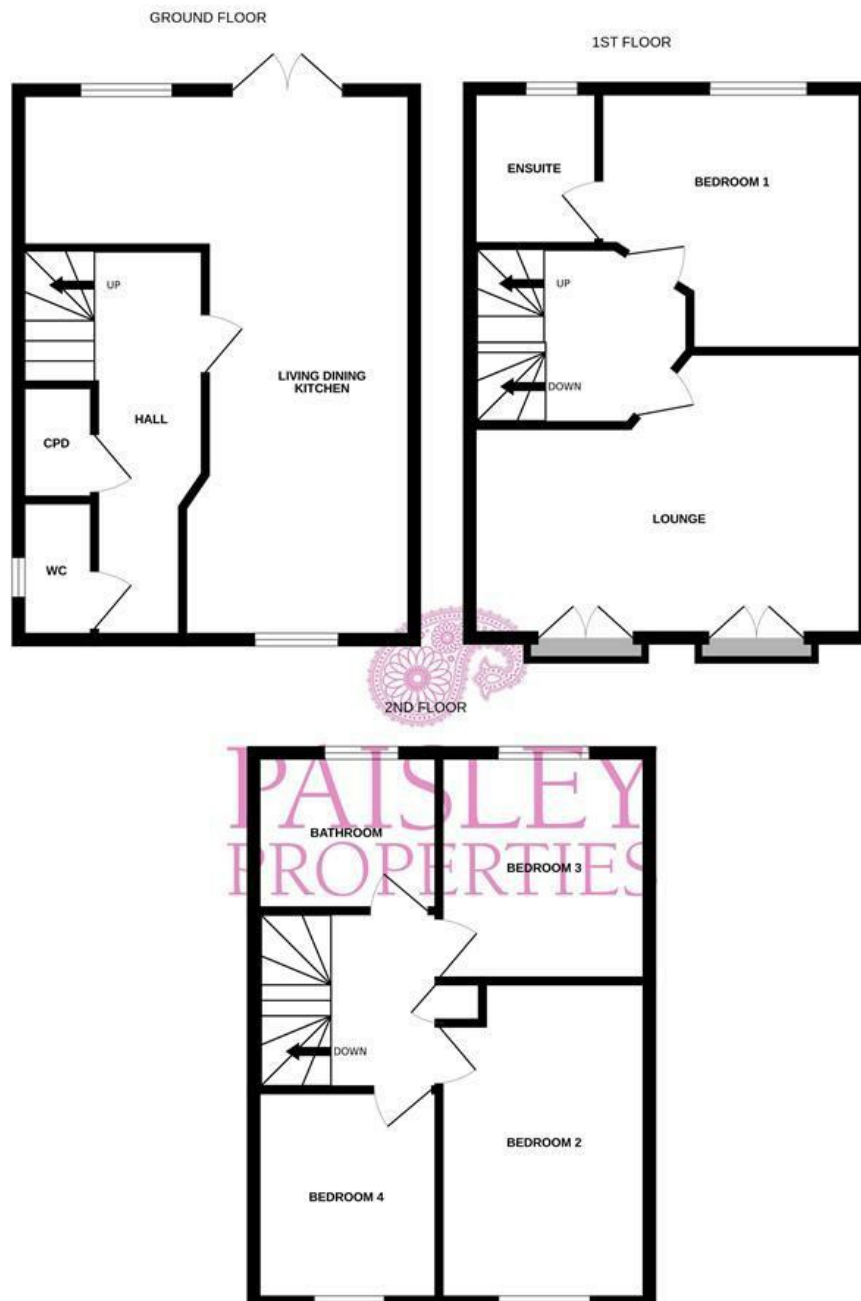
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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