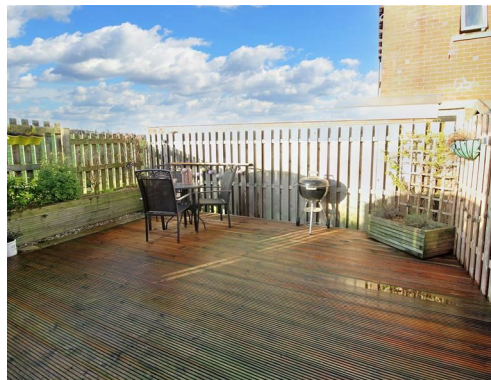


23 Strike Lane,
Skelmanthorpe HD8 9AY

OFFERS AROUND
£250,000



THIS WELL PRESENTED, TASTEFULLY DECORATED, THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERS SPACIOUS ACCOMMODATION IN A TUCKED AWAY POSITION CLOSE TO THE VILLAGE CENTRE WITH LOVELY REAR VIEWS. IT BENEFITS FROM OFF ROAD PARKING AND A REAR ENCLOSED SOUTH FACING GARDEN.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'2" x 3'6" max

You enter the property through a composite door into the entrance hallway which has practical oak effect laminate flooring. A carpeted staircase ascends to the first floor and a door leads into the lounge.

LOUNGE 14'0" x 12'11" max

Lovely and light courtesy of a stained glass front facing bay window, this stylishly presented lounge has a beautiful decorative stove in an inglenook fireplace, with a striking tiled hearth as a focal point. There is an abundance of space for lounge furniture. Doors lead into the dining kitchen and entrance hallway.



DINING KITCHEN 8'7" x 17'2" max

This charming country style kitchen is fitted with a range of cream curved base units with solid wood worktops, white tiled splashbacks and a stainless steel sink with mixer tap. Cooking facilities comprise of an electric oven and hob with a stainless steel chimney hood extractor fan. There are practical ceramic floor tiles underfoot. A side facing window allows light to flood into the dining area which is large enough to accommodate a good sized dining table and there is an under stairs cupboard for storing household items. Doors lead to the utility room and lounge.





UTILITY 9'0" x 6'8" max

This good sized utility room is fitted with a range of white gloss units with timber worktops. There is space and plumbing for a washing machine and tumble dryer in a stacked housing unit. There is also room to accommodate an American style fridge freezer. There are terracotta floor tiles underfoot. A rear facing window allows natural light to enter and a part glazed exterior door leads out to the garden. A door leads through to the dining kitchen.

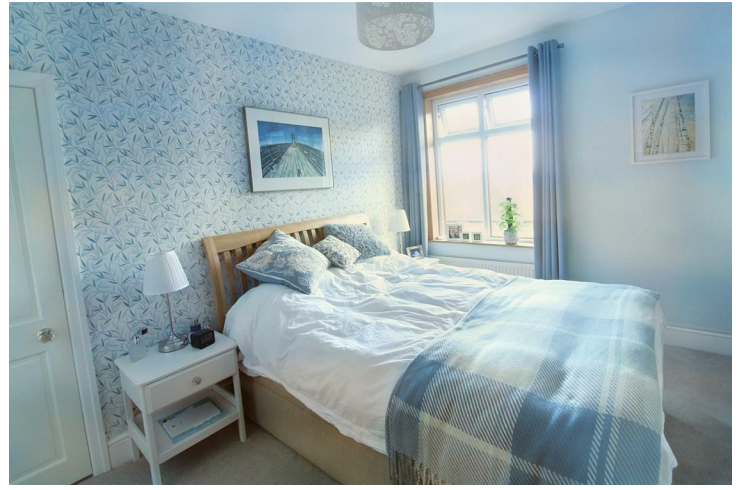


FIRST FLOOR LANDING 6'0" x 6'0"

A carpeted staircase ascends from the entrance hallway to the first floor landing which is flooded with natural light from the side facing window. There is a hatch giving access to the loft. Doors lead to the three bedrooms and house bathroom.

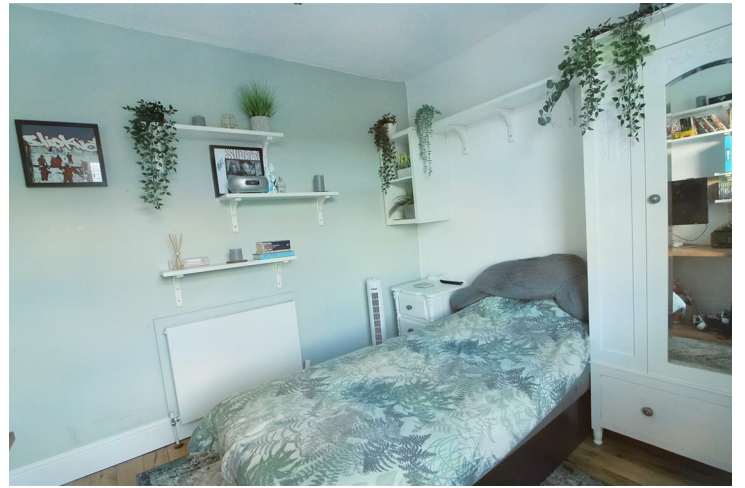
BEDROOM ONE 12'10" x 9'10" max

This light and airy stylishly decorated double bedroom can be found to the front of the property with a window overlooking the quiet street. There is plenty of space to accommodate freestanding bedroom furniture. A door leads onto the landing.



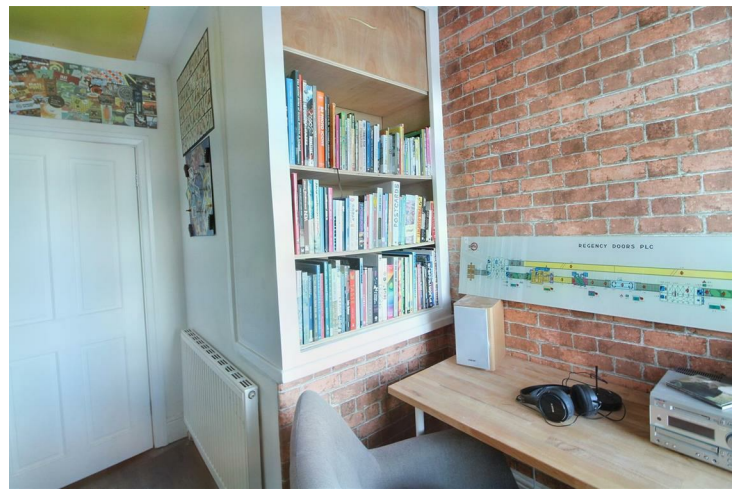
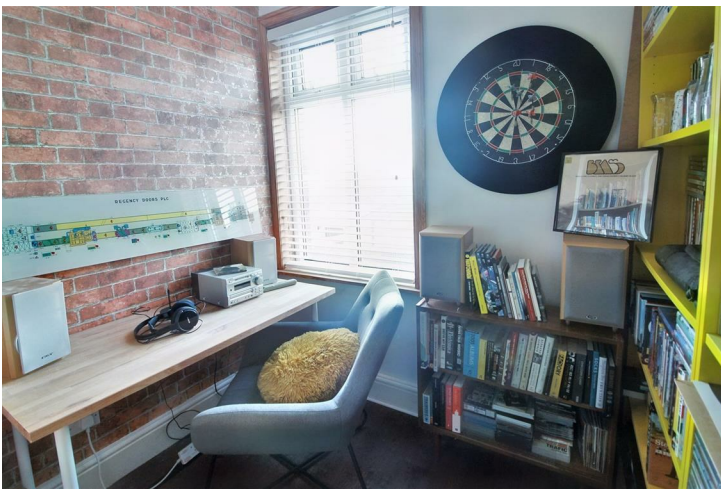
BEDROOM TWO 8'10" x 10'9"

Positioned to the rear of the property with a window offering a pretty view over the open fields behind, this neutrally decorated double bedroom has plenty of room to accommodate freestanding bedroom furniture. A door leads onto the landing.



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

This third bedroom is L-shaped and has a front facing window looking out onto the quiet street. It is used as an office/hobby room by the current owners. A door leads onto the landing.



HOUSE BATHROOM 5'11" x 5'6" max

This contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a bath with a thermostatic mixer shower over. The room is fully tiled with white tiles and there is wood effect vinyl flooring. An obscure window allows natural light to enter. A chrome heated towel radiator and a mirror cabinet complete the look. A door leads onto the landing.



GARDENS, FRONT AND PARKING

To the front of the property is a wide driveway with parking for multiple vehicles. A path leads round the side of the property to the rear where there is an enclosed south facing garden which is decked on two levels, perfect for entertaining and al fresco dining.



VIEWS



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

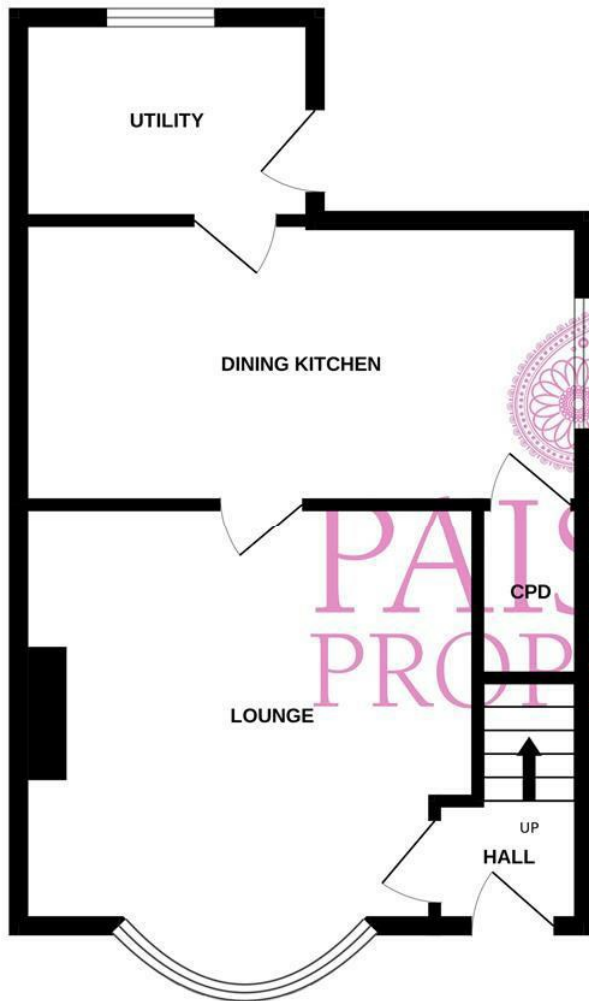
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

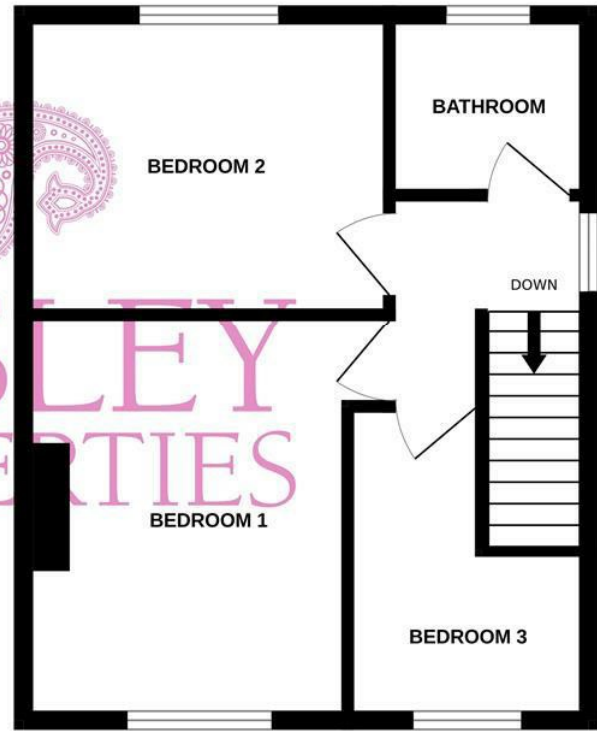
PAISLEY SURVEYORS

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.

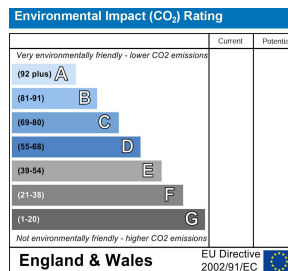
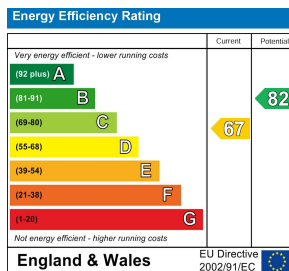
GROUND FLOOR



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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