# 56 Cliffe Hill View, Skelmanthorpe HD8 9ZD

OFFERS AROUND
**£365,000**















**NO ONWARD CHAIN** THIS THREE BEDROOM PROPERTY IS NEUTRALLY DECORATED THROUGHOUT AND JUST READY TO MOVE INTO. IT OFFERS SPACIOUS ACCOMMODATION AND BOASTS A REAR ENCLOSED GARDEN AND DRIVEWAY. THE PROPERTY BENEFITS FROM A NEW BUILD WARRANTY THROUGH TO 2035.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY 6'9" apx x 13'1" apx**




You enter the property through a composite door into a welcoming entrance hallway which boasts practical grey wood effect herringbone LVT flooring. A carpeted staircase ascends to the first floor landing. Doors lead to the lounge, downstairs WC, understairs cupboard and dining kitchen.

**LOUNGE 12'10" apx x 12'0" apx**




Light and airy courtesy of a large window, fitted with shutters, looking out to the quiet street, this lovely lounge is neutrally decorated and has ample space to accommodate lounge furniture. A door leads to the hallway.

**DOWNSTAIRS WC 2′9″ apx x 5′5″ apx**



Handily located just off the entrance hallway, the downstairs WC is fitted with a compact pedestal handwash basin and matching low level WC. Grey wood effect LVT flooring continues underfoot. A door leads to the hallway.

**DINING KITCHEN 12′0″ apx x 9′2″ apx**





Spanning the rear of the property and benefitting from natural light cascading in from not only a window but also a set of French doors which open to the garden bringing the outside in, this modern kitchen is fitted with a range of pale grey base and wall units, timber effect laminate worktops and upstands and a single bowl stainless steeel sink and drainer with mixer tap. Cooking facilities comprise a gas hob with a stainless steel splashback and matching extractor fan and a single electric fan oven. Integrated appliances include a dishwasher and a tall fridge freezer. To one end of the room is space for a good sized dining table and chairs. Doors lead to the utility room and entrance hallway.





**UTILITY ROOM 5'5" apx x 5'10" apx**




Continuing the theme from the kitchen the utility room is fitted with the same base units and timber effect laminate worktops and the property's central heating boiler is neatly concealed within a wall unit. There are spaces for a washing machine and tumble dryer. A built in cupboard provides storage for household items. A part glazed external door leads out to the side of the property and a door leads to the kitchen.

**FIRST FLOOR LANDING 6'11" apx x 6'6" apx**




A carpeted staircase ascends from the entrance hallway to the first floor landing which has a hatch allowing access to the loft, a storage cupboard and doors leading to the three bedrooms and house bathroom.

**BEDROOM ONE 10'6" apx x 12'9" apx**





Located to the front of the property with windows with shutters looking out over the quiet street, this fabulous master bedroom is neutrally decorated and is fitted with mirrored sliding wardrobes to one wall. Doors lead to the ensuite and the landing.

**ENSUITE 5′10″ apx x 5′10″ apx**



This contemporary ensuite is fitted with a step in enclosure equipped with a thermostatic shower alongside a white pedestal handwash basin with mixer tap and a matching low level WC. Natural marble effect ceramic tiles adorn the walls in the shower and create a splashback behind the basin. Wood effect herringbone LVT flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the bedroom.

**BEDROOM TWO 9′5″ apx x 9′6″ apx**




This charming double bedroom can be found to the rear of the property with a window with shutters over looking the garden. There is ample space to accommodate freestanding bedroom furniture. A door leads to the landing.

**BEDROOM THREE 8′2″ apx x 9′4″ apx**




Positioned to the rear of the property and flooded with natural light from its window fitted with shutters overlooking the garden, this well proportioned neutrally decorated third bedroom has ample space for freestanding bedroom furniture and is used as a home office by the current owner. A door leads to the landing.

**HOUSE BATHROOM 6'2" apx x 6'10" apx**





This contemporary bathroom is fitted with a three piece white suite comprising a bath with an electric shower over and protective glass screen alongside a pedestal handwash basin with mixer tap and a low level WC. Herringbone wood effect LVT flooring runs underfoot and natural coloured marble effect ceramic tiles partially adorn the walls, An obscure window allows natural light to flood in and a door leads to the landing.

**MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
Estate/development charge - £175 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard
The property has the benefit of the remainder of a 10 year NHBC warranty, to 2035.

PARKING:
Garage / Driveway / Electric car charging point

RIGHTS AND RESTRICTIONS:

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 / Solar panels
Heating Source - Mains Gas
Broadband - Suggested speeds up to 900 Mbps download and 110 Mbps upload

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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

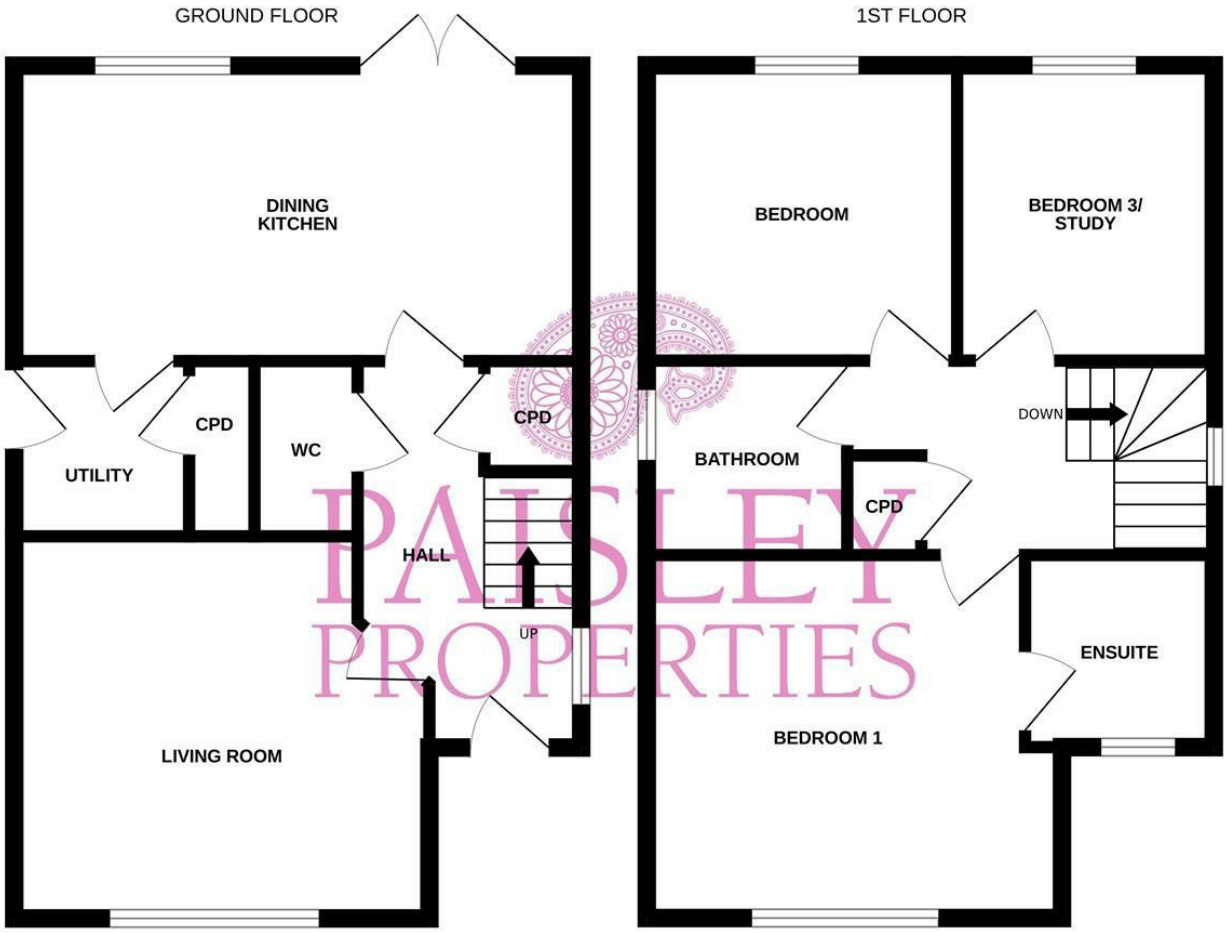
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

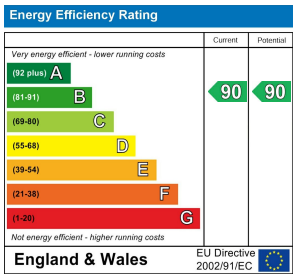
**PAISLEY PROPERTIES**
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

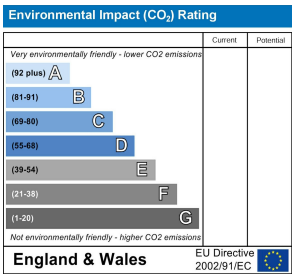
**PAISLEY MORTGAGES**
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to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

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




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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