

15a Smithy Lane,  
Skelmanthorpe HD8 9DF

OFFERS AROUND  
£175,000



THIS SUPERB TWO BEDROOM SEMI DETACHED PROPERTY IS BURSTING WITH POTENTIAL, ALREADY HAVING A PART CONSTRUCTED EXTENSION TO THE REAR WHICH NEEDS INTERNALLY COMPLETING. IT BOASTS A LOW MAINTENANCE REAR ENCLOSED GARDEN WITH A PEBBLE DASH SHED AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES



### ENTRANCE HALLWAY

You enter the property through a white uPVC door into the entrance hallway where there is space to remove coats and shoes on arrival. A carpeted staircase ascends to the first floor and a door leads through to the lounge.



### LOUNGE DINING ROOM 13'11" x 24'2" max

Flooded with natural light from a front facing window offering views of the street, this lovely lounge has a black glass gas fire as a focal point with striking décor and ample space for lounge furniture. It is open to the dining area which has plenty of room to accommodate a dining table and chairs, this in turn leads to the kitchen area. French doors allow access to the rear extension and a door leads to the entrance hallway.



### KITCHEN 8'10"x 6'10"

A large opening from the dining area leads to this modern kitchen space which has a window looking through into the extension. It is fitted with a range of maple base and wall units with grey laminate worktops, multi tonal tiled splashbacks and a round stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of a four burner gas hob with stainless steel canopy hood extractor fan over and an electric oven. There is an under counter fridge. LVT tile effect flooring runs underfoot and there are spotlights to the ceiling.





### **REAR EXTENSION 13'0" x 9'7" max**

Spanning the rear of the property is this single storey breeze block extension which is partly constructed but unfinished. Once completed this would make a fantastic versatile addition to the property. French doors lead to the dining area and a sliding patio door gives access to the rear garden.



### **FIRST FLOOR LANDING 3'10" x 2'11" max**

A carpeted staircase leads to the first floor landing which has a hatch giving access to the loft and doors leading to the two bedrooms and house bathroom.

### **BEDROOM ONE 10'9" x 10'5" max**

This generous double bedroom sits to the front of the property with a large window looking out over the street. A large walk in wardrobe sits to one corner and there is further space to accommodate freestanding items of bedroom furniture. A door leads to the landing.





### **BEDROOM TWO 6'9" x 12'2" max**

Located towards the rear of the property this single bedroom has a sloping ceiling with a Velux window allowing light to flood in. There is space for freestanding items of bedroom furniture. A door leads to the landing.





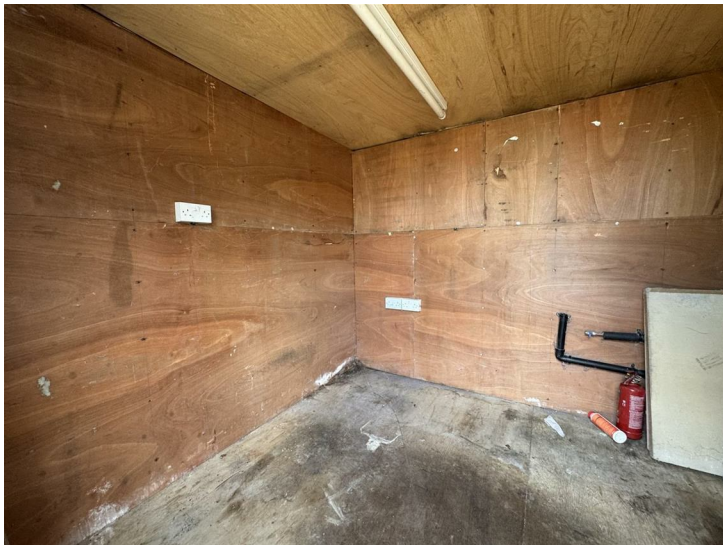
### **HOUSE BATHROOM 6'9" x 8'9" max**

This contemporary house bathroom is fitted with a white suite comprising of a vanity unit with a bowl hand wash basin with mixer tap, a bath with a central tap, a low level W.C. and a quadrant corner shower enclosure with a thermostatic waterfall shower. White tiles with a mosaic border adorn the walls and there are black ceramic tiles underfoot. Spotlights to the ceiling and a chrome heated towel rail complete the room. A Velux window allows natural light to enter and a door leads to the hallway.



### **REAR GARDEN**

To the rear of the property is a low maintenance rear garden on two levels which is paved and gravelled with a pebble dash outbuilding fitted out to accommodate a washing machine.



### **FRONT & PARKING**

To the front of the property is a driveway offering parking for two vehicles.

## **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 B

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. 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 100 mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors 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 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.

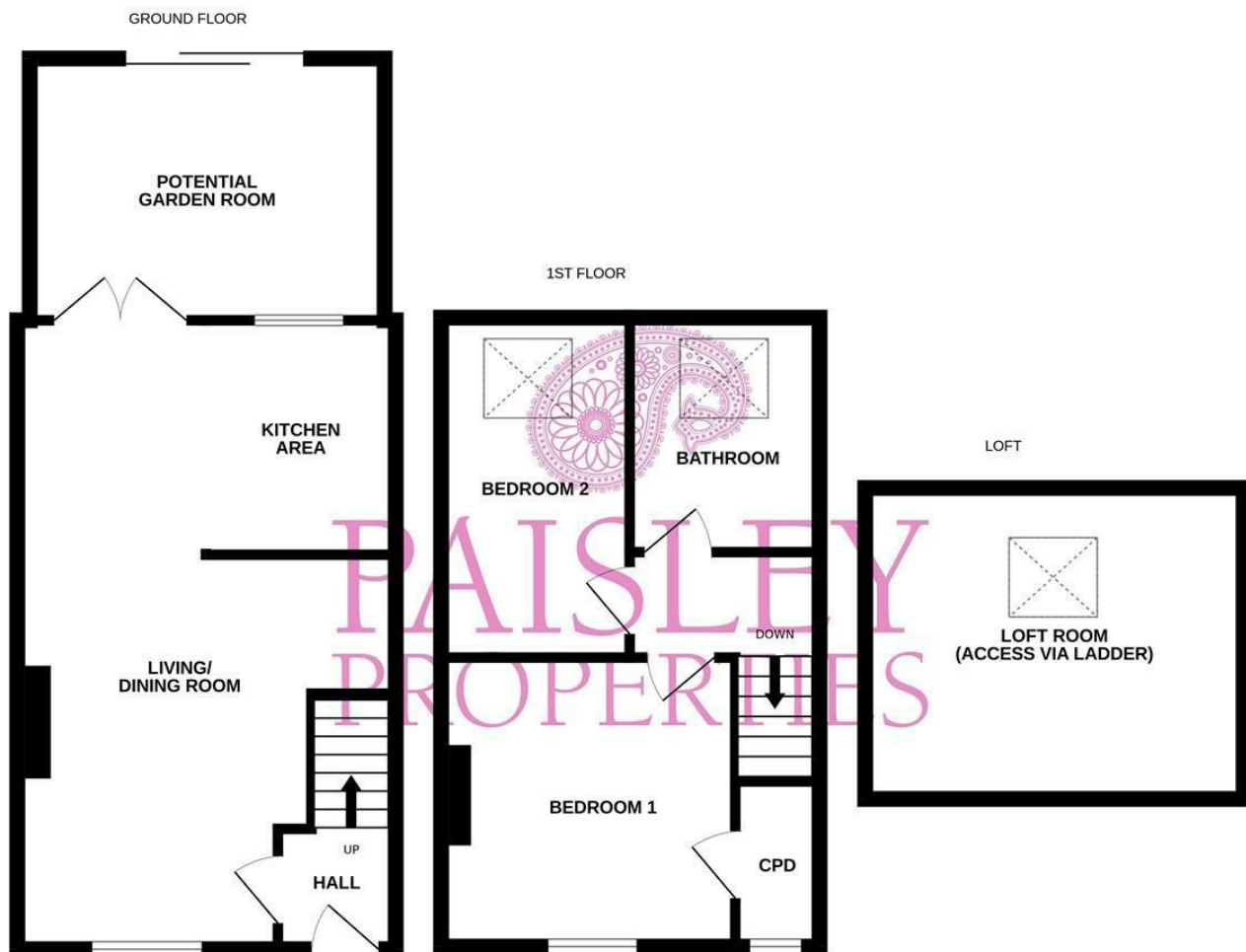
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY 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 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                                 |  |         | 92        |
| (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                             |  | 78      |           |
| 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   |  |         |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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