

35 Woodlands Drive,  
Skelmanthorpe HD8 9DB

OFFERS AROUND  
£260,000



**\*\* NO ONWARD CHAIN\*\* A TWO BEDROOM TRUE BUNGALOW WITH DRIVEWAY  
PARKING AND SUBSTANTIAL REAR GARDEN NESTLED IN A QUIET LOCATION  
CLOSE TO THE VILLAGE CENTRE.  
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D**

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 13'8" apx x 8'2" apx**



You enter the property through a part glazed white uPVC door into a welcoming entrance hallway which has ample space to remove outdoor wear on arrival and a large storage cupboard to hide them neatly away. There is space for an item of furniture too. The entrance hallway splits in two directions where doors lead to the two bedrooms, lounge, kitchen and bathroom.

### **BEDROOM TWO 8'8" apx x 13'4" apx**



Positioned to the front of the property and enjoying views over the street from its window, this good sized double bedroom is neutrally decorated and has carpet underfoot. A door leads to the hallway.

## **LOUNGE 10'0" apx x 18'3" apx**



Located to the front of the property with a bay window looking out to the quiet cul de sac, this spacious lounge has an electric fire in a polished granite surround as a focal point and ample space for lounge furniture. There is carpet underfoot and a central brass ceiling light fitting. A door leads to the hallway.

## **KITCHEN 8'11" apx x 10'8" apx**



The kitchen is fitted with a range of jade green painted base and wall units with wood handles, beige mottled laminate worktops, beige tiled splashbacks and a single bowl stainless steel sink with mixer tap over. There is a freestanding electric cooker with an extractor fan over and space and plumbing for a washing machine and for a tall fridge freezer. There is a further space to accommodate another under counter appliance. Vinyl flooring runs underfoot and there is a striplight to the ceiling. A small window to the side allows natural light to flood in and a part glazed uPVC door allows access to the side of the property.

### **BEDROOM ONE 9'8" apx x 13'4" apx**



Located to the rear of the property and simply flooded with natural light courtesy of a set of sliding patio doors which open to the rear garden, this good sized double bedroom has ample space for freestanding bedroom furniture. Doors lead to the en-suite and hallway.

### **EN SUITE 5'6" apx x 9'1" apx**



This en-suite shower room is fitted with a beige pedestal hand wash basin with chrome taps and a matching low level WC alongside a step in shower equipped with an electric shower. An obscure window allows natural light to enter and a door leads to the bedroom.

## HOUSE BATHROOM 5'4" apx x 6'0" apx



This modern bathroom is fitted with a beige three piece suite comprising a bath with chrome taps, a matching pedestal hand wash basin and a low level WC. The room is fully tiled with beige decorative tiles with floral inset tiles adding interest. Grey wood effect vinyl flooring runs underfoot. A large window allows natural light to enter and a door leads to the hallway.

## EXTERIOR



A driveway runs up the side of the property to a single garage which has an up and over door, light, power and a window and side door leading to the garden. The rear garden is of a good size and has been attractively landscaped to include a patio area adjacent to the house, perfect for al fresco dining. A couple of steps lead up to a further patio area and a lawn which is surrounded by planted borders. A timber painted shed offers storage for further garden items.

## **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 C

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

Garage & Driveway

### **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

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 Mbps

### **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. \*



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                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|                                             |  | 67                      | 76        |
| 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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