

27 Meadow View,  
Skelmanthorpe HD8 9ET

OFFERS AROUND  
£250,000



THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE OFFERS SPACIOUS LIVING ACCOMMODATION, BEAUTIFUL VIEWS, ENCLOSED SOUTH FACING GARDEN, DRIVEWAY PARKING AND A SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES

## ENTRANCE

You enter the property through a white, part glazed, uPVC door into a welcoming hallway which has brown carpet underfoot, stairs that ascend to the first floor landing and a door leading through to the lounge.



## LIVING ROOM 11'9" apx x 24'5" apx

This charming lounge is positioned to the front of the property with a large window overlooking the front garden and street, allowing plenty of natural light to flood the room. An electric stove within a white painted fire place makes a focal point, and there is ample space for lounge furniture.

Further into the room, there is space for a dining area, featuring laminate flooring and sliding doors leading out onto wooden decking with picturesque views of rolling fields. Doors lead into the entrance hallway and kitchen.



## KITCHEN 7'8" apx x 8'7" apx

Enjoying garden views from its rear facing window, the kitchen is fitted with oak base and wall units, complemented by black granite effect laminate worktops and upstands, with a circular stainless steel sink and drainer and a sleek black mixer tap. Cooking appliances include an electric fan oven and a four-ring gas hob with a stainless steel splashback and extractor fan above. There is space for an undercounter fridge, and plumbing for a washing machine, or dishwasher. Doors lead to the under stairs cupboard, the living room and an external uPVC door opens out onto the driveway.



## LANDING

Carpeted stairs ascend from the entrance hallway to the first floor landing which has a loft hatch providing access into the loft, and a boiler cupboard. A window brings in natural light, and doors lead to the family bathroom and three bedrooms.

## BEDROOM ONE 13'4" apx x 8'7" apx

This generously sized double bedroom features a large front-facing window overlooking the street, allowing an abundance of natural light to pour in. There's ample space for freestanding furniture. A door leads to the landing.



## BEDROOM TWO 8'7" apx x 10'11" apx

Another well-proportioned double bedroom is situated at the rear of the property, enjoying far reaching views through large windows that overlook the rear garden and rolling fields beyond. The room can comfortably accommodate freestanding furniture and a door leads to the landing.



### **BEDROOM THREE 6'4" apx x 7'7" apx**

Benefitting from the beautiful view over the rear garden through its window is this third single bedroom. Versatile in function, the room could be used as a single bedroom or be adapted to suit a home office or study. A door leads to the landing.



### **BATHROOM 6'5" apx x 5'5" apx**

The family bathroom is fitted with a white suite which includes a bath with a thermostatic mixer shower over, a hand wash basin with chrome taps and a low level W.C. The walls are partially tiled in white with decorative inset tiles, and dark grey tile effect laminate flooring runs underfoot. A chrome heated towel rail provides both style and function. A large opaque window with a subtle leaf pattern allows plenty of natural light to fill the space, and a door leads to the landing.



**GARDEN, GARAGE AND DRIVE**

The property sits on a generous plot with gardens to the front and rear. At the front, a neatly lawned garden is accompanied by a driveway that runs alongside the property, providing access to a single garage with an up-and-over door. A side gate opens into the rear garden, where wooden decking creates a welcoming space for outdoor seating. Decked steps lead down to a stone path which runs through the lawned garden to a gate which opens onto the fields beyond. There is a small patio area and a section of artificial lawn, offering multiple spaces ideal for housing garden furniture, pots and planters.





## **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 and 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.

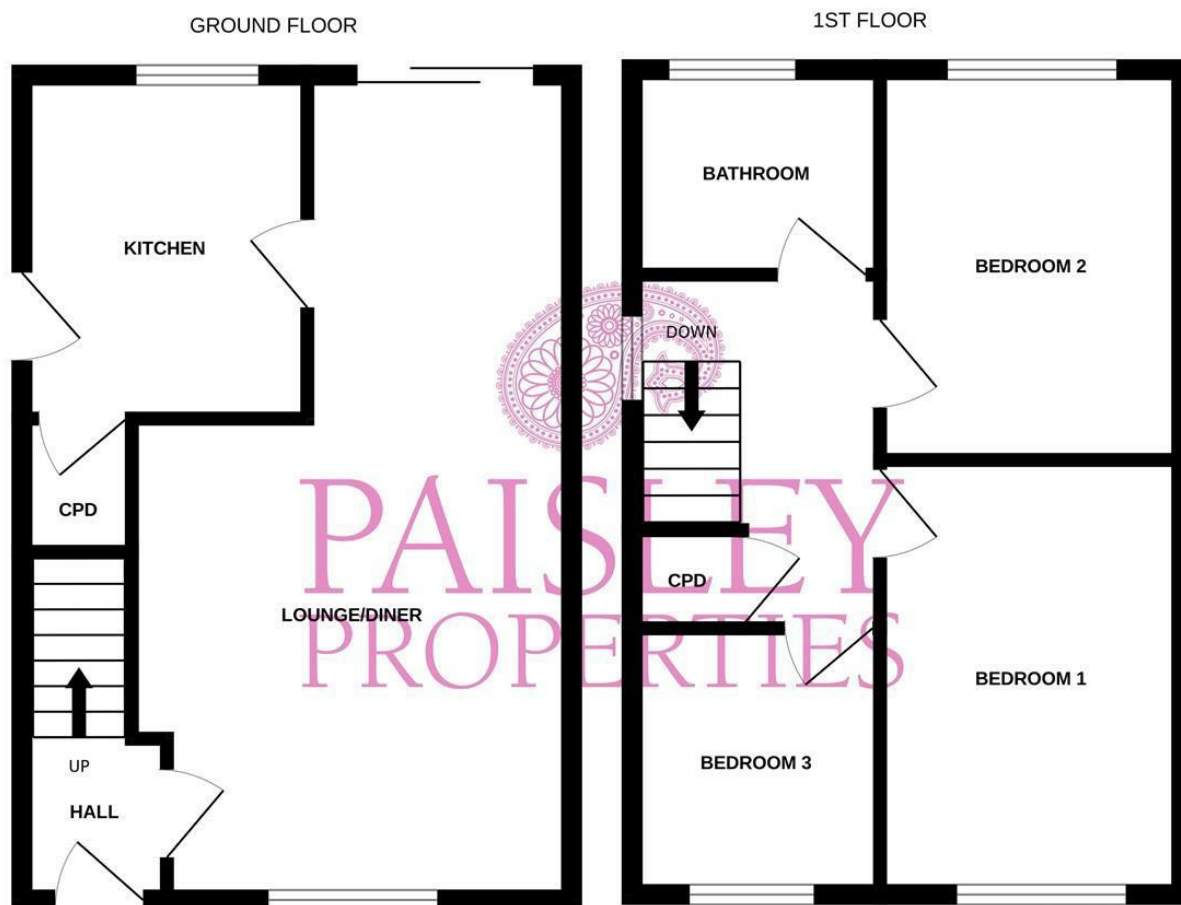
**PAISLEY MORTGAGES**

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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

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

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

**PAISLEY**  
PROPERTIES