

5 Kings Court King Street,
Skelmanthorpe HD8 9DY

OFFERS AROUND
£285,000



****NO ONWARD CHAIN** **INTERNAL VIEWING A MUST****
THIS GORGEOUS THREE BEDROOM SEMI-DETACHED COTTAGE OFFERS SPACIOUS ACCOMMODATION WITH CHARACTER CHARM AND MODERN LIVING GOING HAND IN HAND. IT OFFERS OFF ROAD PARKING AND AN ENCLOSED LOW MAINTENANCE COMPACT GARDEN.
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a red part glazed door into a welcoming entrance hall which has practical wood effect LVT flooring underfoot and ample space to remove outdoor wear on arrival. A front facing window fills the space with natural light. An opening leads through to the living dining kitchen, a door leads to the downstairs shower room and a carpeted staircase ascends to the first floor.

LIVING DINING KITCHEN 24'0" m x 12'11" opening out to 18'3" apx



This gorgeous living space has definite zones with a recently updated kitchen, a dining area with space for a large table and a step down to a spacious lounge area. The room has the perfect mix of modern and character features with an exposed stone wall to the living area. The kitchen is fitted with sage green base and wall units, white granite worktops and upstands and an inset sink and drainer with mixer tap over. Integrated appliances include a slimline dishwasher and wine fridge whilst cooking facilities comprise a gas hob with extractor fan over, an electric fan oven and an integrated microwave oven. Wood effect LVT flooring runs underfoot in the kitchen and dining areas. There are spotlights to the ceiling and the dining area benefits from modern low pendant light fittings. A combination of spotlights and a central light in the lounge area light the room well and there is carpet underfoot. This lounge space also has an electric stove with a stone hearth on the exposed stone wall creating a gorgeous focal point. This room really does need to be viewed to be fully appreciated. The kitchen window looks out to the rear of the property and further light spills in to the lounge area from the timber French doors which give access to the conservatory. A doorway leads to the entrance hallway.



CONSERVATORY 10'3" apx x 8'7" apx



Perfectly located in an elevated position to take advantage of the far reaching views, this good sized mahogany effect uPVC conservatory has ample space for lounge furniture and French doors leading out to the garden. There is laminate flooring underfoot with a hatch which allows access to the undercroft for storage. A set of French doors lead into the lounge area.

LAUNDRY/SHOWER ROOM 8'10" apx x 7'10" apx



Beautifully presented with pale grey cupboards and co-ordinating white vanity suite, this practical space incorporates not only showering facilities but also a utility space with a washer dryer. There is a walk in shower cubicle with marble effect aqua boards and an electric shower, alongside a vanity unit with a granite effect basin top with mixer tap and a concealed cistern WC. One of the cupboards neatly conceals the property's central heating boiler. Grey wood effect LVT flooring runs underfoot and spotlights to the ceiling complete the room. An obscure window allows natural light to enter and a door leads to the entrance hallway.

FIRST FLOOR LANDING 25'2" apx x 5'10" max



A carpeted staircase with an exposed stone wall and built in timber shelving ascends from the entrance hallway to the first floor landing. The landing stretches the length of the property with a rear facing window allowing natural light to enter and has doors leading to the three bedrooms and house shower room.

BEDROOM TWO 9'8" apx x 10'4" apx



Positioned to the front of the property with views over to Emley Moor Mast from its window, this good sized double bedroom has high ceilings with exposed roof timbers and a generous built in cupboard to one wall. There is ample space for further items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 6'6" apx x 9'10", 49'2" apx



This single bedroom again is located toward the front of the property with lovely countryside views from its window. There is space to accommodate freestanding bedroom furniture. The room is neutrally decorated with carpet underfoot. A door leads to the landing.

HOUSE SHOWER ROOM 5'8" apx x 7'8" apx



This well presented shower room is fitted with a full range of beech effect vanity furniture, incorporating a concealed cistern WC, a handwash basin with mixer tap and cupboards too sitting alongside a quadrant shower enclosure equipped with a thermostatic mixer shower. The room is tiled with beige tiles to the walls and patterned vinyl flooring runs underfoot. A cream heated towel rail and a long hanging pendant light complete the scheme. A Velux skylight allows natural light to enter and a door leads to the landing.

BEDROOM ONE 11'8" apx x 10'8" apx



This fabulous double bedroom has fitted wardrobes to one wall, high vaulted ceilings with exposed beams and the most amazing far reaching views across to Emley Moor Mast from its front facing window. it is neutrally decorated with carpet underfoot. A door leads to the landing.

EXTERIOR



To the front of the property is a block paved courtyard where there is space for two vehicles in front of the house. A gate allows access to the garden which can also be accessed from the conservatory. The space is low maintenance with a gravelled and paved area for sitting and enjoying the garden whilst being simply surrounded by plants offering colour in the spring and summer months.

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

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
n/a

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation

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

UTILITIES:
Water supply - Mains water
Sewerage - Mains /
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mps

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

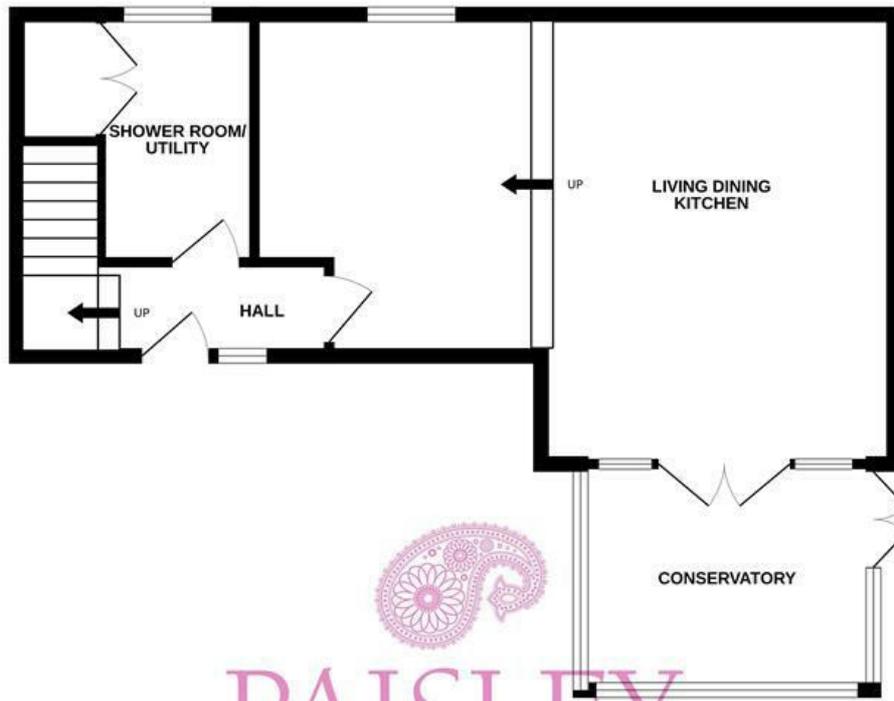
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment 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 to arrange an appointment.

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

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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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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