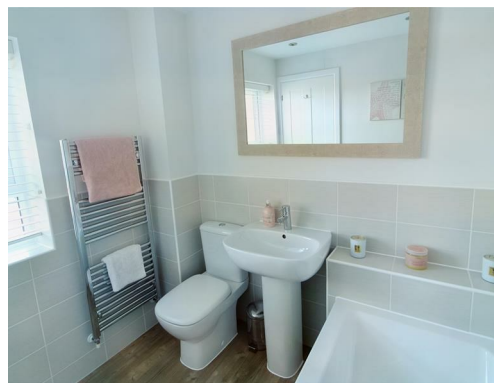
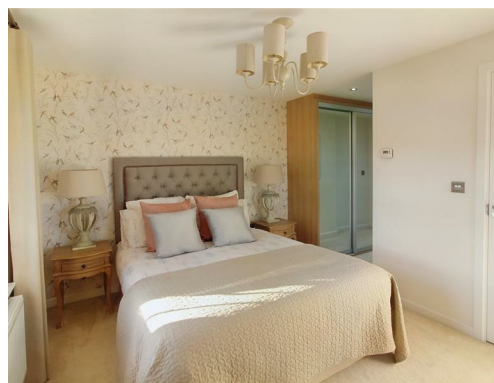


9 Paddock Way,
Skelmanthorpe HD8 9GW

OFFERS AROUND
£465,000



THIS IMMACULATELY PRESENTED FOUR BEDROOM FAMILY HOME IS JUST READY TO MOVE INTO AND OFFERS SPACIOUS LIVING ACCOMMODATION, ENCLOSED PRIVATE GARDEN, DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND A DOUBLE GARAGE WHICH IS CURRENTLY USED AS AN EXTRA LIVING SPACE / FITNESS ROOM.

FREEHOLD / KIRKLEES COUNCIL TAX BAND: E / ENERGY RATING: B

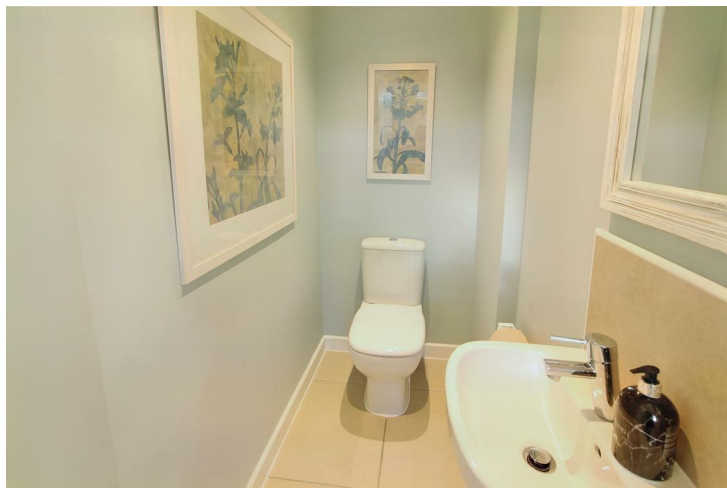
PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a composite door into a lovely welcoming hallway. A carpeted staircase with a white painted balustrade ascends to the first floor. A cupboard allows storage for coats and shoes. Doors lead to the downstairs W.C., lounge and dining kitchen.

DOWNSTAIRS WC 2'9" x 4'7" max

This downstairs W.C. is fitted with a white low level W.C. and a pedestal wash basin. There is a tiled splashback and ceramic tiles underfoot.



LOUNGE 22'5" x 11'8" max

Just flooded with natural light from windows to dual aspects, this gorgeous lounge which is decorated in soft grey tones is the perfect place to relax. There is an abundance of space to accommodate lounge furniture. A door leads into the hallway.



DINING KITCHEN 22'5" x 12'0" max

This stunning dining kitchen really is the heart of the home and is spacious enough to accommodate not only kitchen and dining but a lounge area too. The kitchen area is fitted with a range of ivory base and wall units with matching low profile quartz worktops and upstands and an inset stainless steel sink with mixer tap. Cooking facilities comprise of a five burner gas hob and a double electric oven. Integrated appliances include a fridge freezer and dishwasher. A breakfast bar offers an informal dining solution. There are pale grey ceramic floor tiles underfoot and spotlights to the ceiling completing the look. The room is lovely and light courtesy of a window looking out to the front of the property and a set of French doors which lead out to the garden. Doors lead to the entrance hallway and utility room.



UTILITY ROOM 6'10" x 4'11" max

This practical space is fitted with base and wall which match those in the kitchen and there is space for a washing machine and a tumble dryer. There are ceramic tiles underfoot. A door leads into the kitchen and an external door leads to the rear of the property.



LANDING 13'6" x 11'10" max

A carpeted staircase with a white painted balustrade ascends from the entrance hallway to the first floor landing which is lovely and light courtesy of a side facing window. There is a loft hatch and a cupboard houses the property's hot water cylinder. Doors lead to the four bedrooms and house bathroom.



BEDROOM ONE 17'8" x 11'8" max

This light and airy, neutrally decorated bedroom is L-shaped with a dressing area fitted with wardrobes opening up to a lovely large sleeping space with windows to dual aspects. There is ample space to accommodate freestanding bedroom furniture, Doors lead to the ensuite and the landing.



EN SUITE 4'3" x 6'5" max

This contemporary en suite is fitted with a white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a walk in shower enclosure with a thermostatic mixer shower. The room is partially tiled with large neutral tiles and there is light wood effect LVT underfoot. An obscure window allows light to enter and spotlights complete the look. A door leads into the bedroom.



BEDROOM TWO 8'8" x 12'3" max

This good sized, neutrally decorated double bedroom benefits from a fitted wardrobe and there is still space for further freestanding furniture. A side facing window allows natural light to enter. A door leads onto the landing.



BEDROOM THREE 12'0" x 12'4" max

Another fabulous, tastefully decorated double bedroom with a side facing window, again benefitting from fitted wardrobes and still having space for extra items of furniture. A door leads onto the landing.



BEDROOM FOUR 8'5" x 7'0" max

This fourth bedroom is of a good size and benefits from a built in cupboard. It has a side facing window allowing natural light to flood in. A door leads onto the landing.



HOUSE BATHROOM 6'1" x 6'8" max

This stylish contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin and a bath. The room is partially tiled with grey tiles and there is wood effect LVT flooring. An obscure window allows natural light to enter. A chrome towel radiator and spotlights complete the look. A door leads onto the landing.



GARAGE / LIVING SPACE 20'0" x 19'9" max

This fantastic detached double garage which is situated to the rear of the property has been converted into extra living space being carpeted, insulated and fully plastered with spotlights to the ceiling. It could be a fantastic games room or gym and relaxation space. It has an electric roller shutter door to one side and a set of french doors which lead out to the driveway. There is light and power. It really does need to be viewed to appreciate its versatility!



GARDENS

To the side of the property is an enclosed garden with a patio area adjacent to the house, steps leading down to a lawn with well-established shrubs to the edges and a wooden arch which leads to an extra secluded lawned garden area with a patio area for enjoying the sunshine. There is a further garden space to the other side of the property too with a path which leads round to the driveway and garage.



FRONT & PARKING

To the front of the property is a path leading to the front door and a shallow low maintenance garden space, a path leads down the side to the driveway where there is parking for multiple vehicles.

**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

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 MORTGAGES

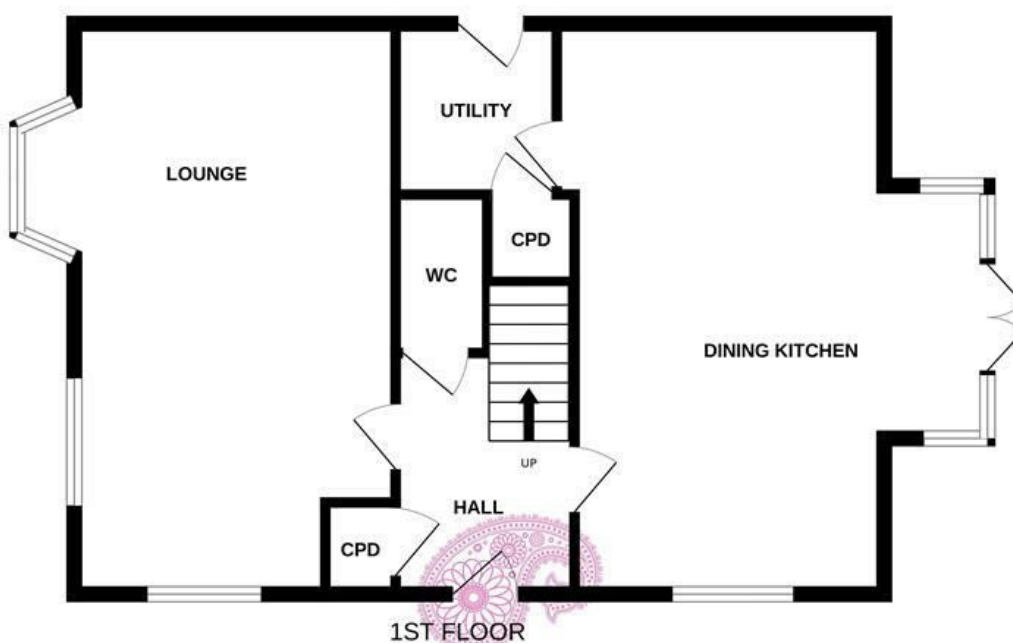
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 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 for a free, no obligation quote or for more information.

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.

Made with Metropix ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
84	93		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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