# 28 Station Road, Skelmanthorpe HD8 9AU

**OFFERS AROUND £175,000**

**NO ONWARD CHAIN** THIS TWO BEDROOM MID TERRACE PROPERTY OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS WITH AN ATTIC ROOM AND BATHROOM NESTLED IN THE EAVES. TO THE FRONT SITS A SMALL LOW MAINTENANCE GARDEN AND THERE IS POTENTIAL FOR PARKING OR CREATION OF A GARDEN SPACE TO THE REAR WHERE THERE ARE CURRENTLLY OUTBUILDINGS.
FREEHOLD / COUNCIL TAX: BAND A / ENERGY RATING: E

PAISLEY PROPERTIES

**LOUNGE 11′11″ apx x 11′11″ apx**

You enter the property through a part glazed UPVC door into a spacious neutrally decorated lounge which has a beige tiled fireplace as a focal point. Lovely high ceilings, decorative cornice and deep skirting boards add a touch of character. A large window floods the room with natural light and offers views out to the street. A door leads through to the lobby.

**LOBBY 2′8″ apx x 2′6″ apx**
The lobby has terracotta coloured ceramic tiles under foot and doors leading to the lounge, cellar space and dining kitchen. The cellar space is perfect for an appliance such as a washing machine or a tumble dryer.

**DINING KITCHEN 11′8″ apx x 11′1″ apx**

Located to the rear of the property with a window looking out to the rear yard, this fabulous dining kitchen is fitted with cream gloss base and wall units, wood effect laminate worktops, tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise of an electric hob with a stainless steel extractor over and an electric oven. Terracotta coloured ceramic tiles run under foot with a contrasting black section in front of the cooker for effect. There is space and plumbing for a washing machine. A part glazed UPVC door leads out to the rear of the property and doors lead to the lobby and to the staircase which ascends to the first floor.

**LANDING 9′0″ max x 2′6″ apx**
A carpeted staircase ascends from the kitchen to the first floor landing where doors lead to the two bedrooms and house bathroom. A further staircase ascends to the second floor.

**BEDROOM ONE 11′10″apx x 8′11″ apx**

Located to the front of the property with a window looking out to the street, this neutrally decorated double bedroom has ample space for freestanding bedroom furniture. A door leads to the landing.

**BEDROOM TWO 8′7″ apx x 11′0″ apx**

A second double bedroom can be found to the rear of the property with a large window looking out over the yard and neighbouring gardens beyond. Once again this is neutrally decorated and has a built-in cupboard to one corner housing the property’s central heating boiler. A door leads to the landing.

**GUEST WC 8′0″ apx x 2′11″ apx**

Handily located just off the first floor landing is this separate WC which is fitted with a pedestal hand wash basin and a matching low-level WC. Wood effect vinyl flooring runs under foot and a chrome heated towel radiator completes the room. A large obscure window floods the room with natural light and a door leads to the landing.

**SECOND FLOOR LANDING**

A carpeted staircase ascends from the first floor landing to the second floor where there is a large cupboard for storage and doors lead to the attic room and bathroom.

**ATTIC ROOM 8′7″ apx x 10′11″ apx**

Nestled in the roof space and simply flooded with natural light from two Velux windows with fitted blinds. This good size attic room has eaves storage and a large built-in wardrobe maximising the space. There are spotlights to the ceiling and carpet under foot. A door leads to the second floor landing.

**BATHROOM 7′6″ apx x 7′5″ apx**

Once again nestled in the roof space, this cleverly designed bathroom is fitted with a three-piece white suite comprising a bath with mixer tap and thermostatic shower over with a protective glass screen, a pedestal hand wash basin with mixer tap and a matching low-level WC. The walls are partially tiled with beige tiles around the bathing area and behind the wash basin. Wood effect vinyl flooring runs under foot and there are spotlights to the ceiling. A chrome heated towel radiator completes the room. A Velux window allows natural light to enter and a door leads to the landing.

## EXTERIOR

To the rear of the property is a yard area with space to park a vehicle currently. There are outhouses which if removed could allow space for a garden area or seating area.

**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 A

PROPERTY CONSTRUCTION:
Standard brick and block - Stone

PARKING:
Off road parking to the rear

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property - Attic conversion many years ago.
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 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.

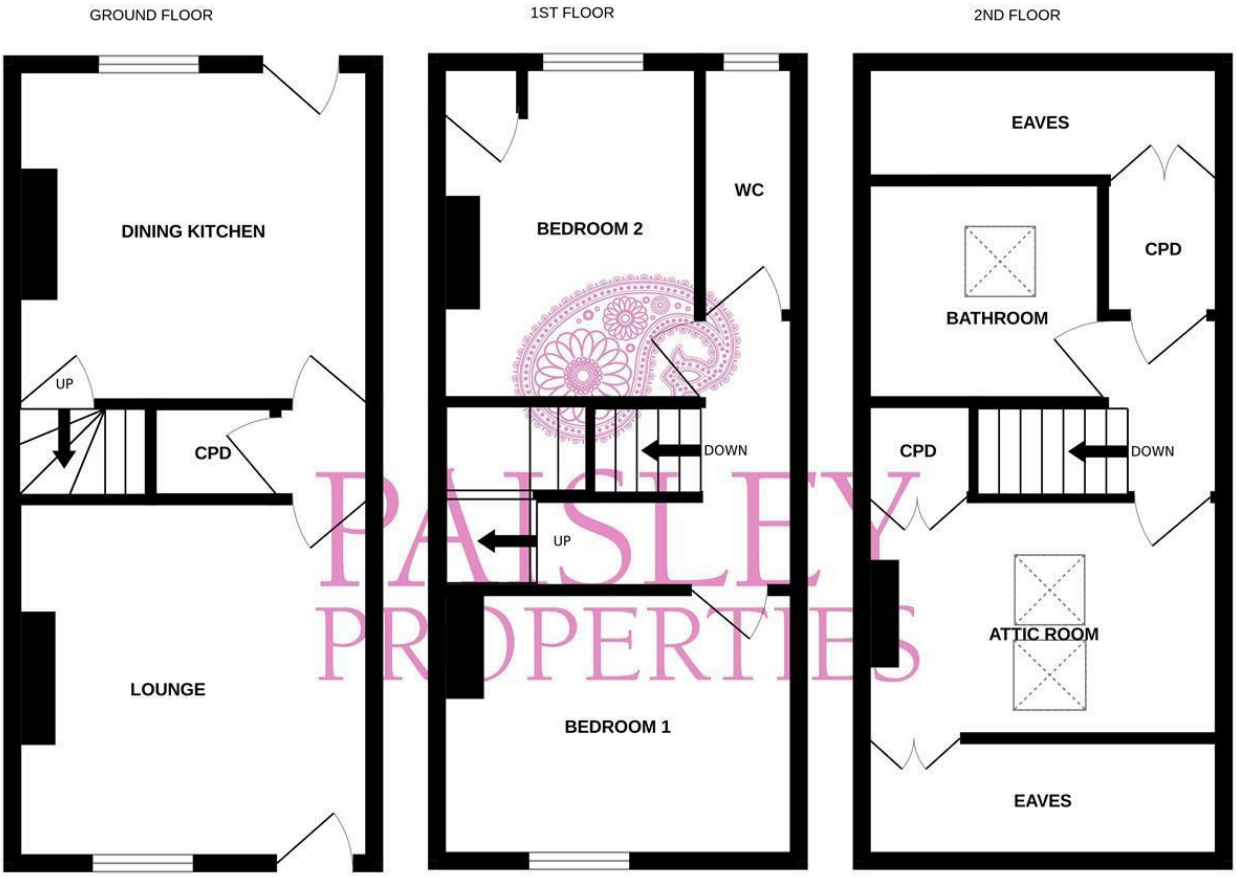
**PAISLEY PROPERTIES**

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. *




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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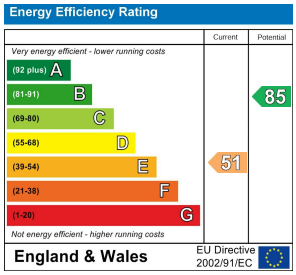


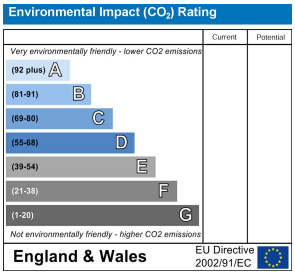


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