

34 Huddersfield Road,
Skelmanthorpe HD8 9AE

OFFERS AROUND
£200,000



THIS THREE BEDROOM SEMI-DETACHED CHARACTER COTTAGE HAS BEEN RECENTLY RENOVATED TO A FABULOUS STANDARD AND IS READY TO MOVE INTO. IT BOASTS A CENTRAL VILLAGE LOCATION AND OFF ROAD PARKING TO THE REAR. INTERNAL VIEWING IS RECOMMENDED.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'3" apx x 5'5" apx

You enter the property through a composite part glazed door into a welcoming entrance hallway where there is space to remove outdoor clothing on arrival. Dark wood effect LVT flooring runs under foot, a carpeted staircase ascends to the first floor and a door leads into the lounge.

LOUNGE 18'1" apx x 13'5" apx max

Located to the front of the property with two large mullion windows with a stone window ledge, this stunning lounge is just bursting with character having beams to the ceiling, a large stone and timber fireplace to one wall which has built in shelving areas and a living flame gas fire. There is ample space to accommodate both lounge and dining furniture if desired. Wall lights illuminate the room beautifully and dark wood effect LVT flooring runs underfoot. Doors lead to the cellar, kitchen and entrance hallway.

**CELLAR**

Accessed via a door from the lounge is the cellar which is perfect for storage. The property's central heating boiler is located at the cellar head which also is a great place for storing household items.

KITCHEN 10'1" apx x 5'6" apx

Spanning the rear of the property, this lovely kitchen has a large window flooding it with natural light and offering offering views out to the rear. It has been recently fitted with a range of pale grey gloss kitchen units with timber effect laminate worktops, pale grey tiled splashbacks and a black one and a half bowl sink and drainer with a shower attachment mixer tap. Cooking facilities comprise of an electric hob with a stainless steel extractor fan over and a black glass splashback and an electric fan oven. Integrated appliances include a tall fridge freezer. LED lighting to the kickboards and under cabinets adds to the appeal. Muted teal green ceramic tiles run underfoot and a tall black decorative radiator completes the scheme. Doors lead out to the rear garden and to the lounge.



FIRST FLOOR LANDING 6'1" apx x 9'5" apx max

A carpeted staircase ascends from the entrance hallway to the first floor landing which is of a generous size and has space for an item of furniture. A hatch allows access to the loft and doors lead to the three bedrooms and house bathroom.



BEDROOM ONE 11'3" apx x 11'3" apx max

Located to the front of the property with attractive mullion windows looking out over the road, this good sized double bedroom has beams to the ceiling, neutral décor and ample space to accommodate freestanding bedroom furniture. A door leads to the landing.



BEDROOM TWO 12'1" apx x 6'5" apx max

This second bedroom can be found to the rear of the property with a window overlooking the garden, it also has exposed beams to the ceiling, neutral décor and a door leading to the landing.



BEDROOM THREE 6'8" apx x 8'2" apx max

Positioned to the front of the property again with two mullion windows allowing natural light to flood in, this single bedroom has a large built-in cupboard for storage and is neutrally decorated with carpet underfoot. A door leads to the landing.



HOUSE BATHROOM 5'6" x 9'6" apx max

This contemporary bathroom is fitted with a white three-piece bathroom suite comprising of a pedestal hand wash basin with chrome taps, a low-level system WC and a bath with a Victorian style mixer shower over and a protective glass shower screen. The room is partially tiled with white tiles and a timber dado rail runs around the room. The room is a pretty shade of duck egg blue and has a sloping ceiling with a spotlight fitting. The grey panel on the side of the bath coordinates with the dark grey heated towel rail. Practical LVT wood effect flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the landing.



EXTERIOR

To the front of the property is a compact low maintenance garden space which is elevated from the road with stone steps leading to the front door.

To the rear of the property is a low maintenance garden space which is walled to the perimeter and offers a parking space for one vehicle - a gravelled area outside the rear door of the property would provide a place for garden furniture and there is a further patio area next to the parking space on the upper tier which is accessed via a few steps.



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 B

PROPERTY CONSTRUCTION:
Standard brick and block - Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the vendor's ownership.
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.

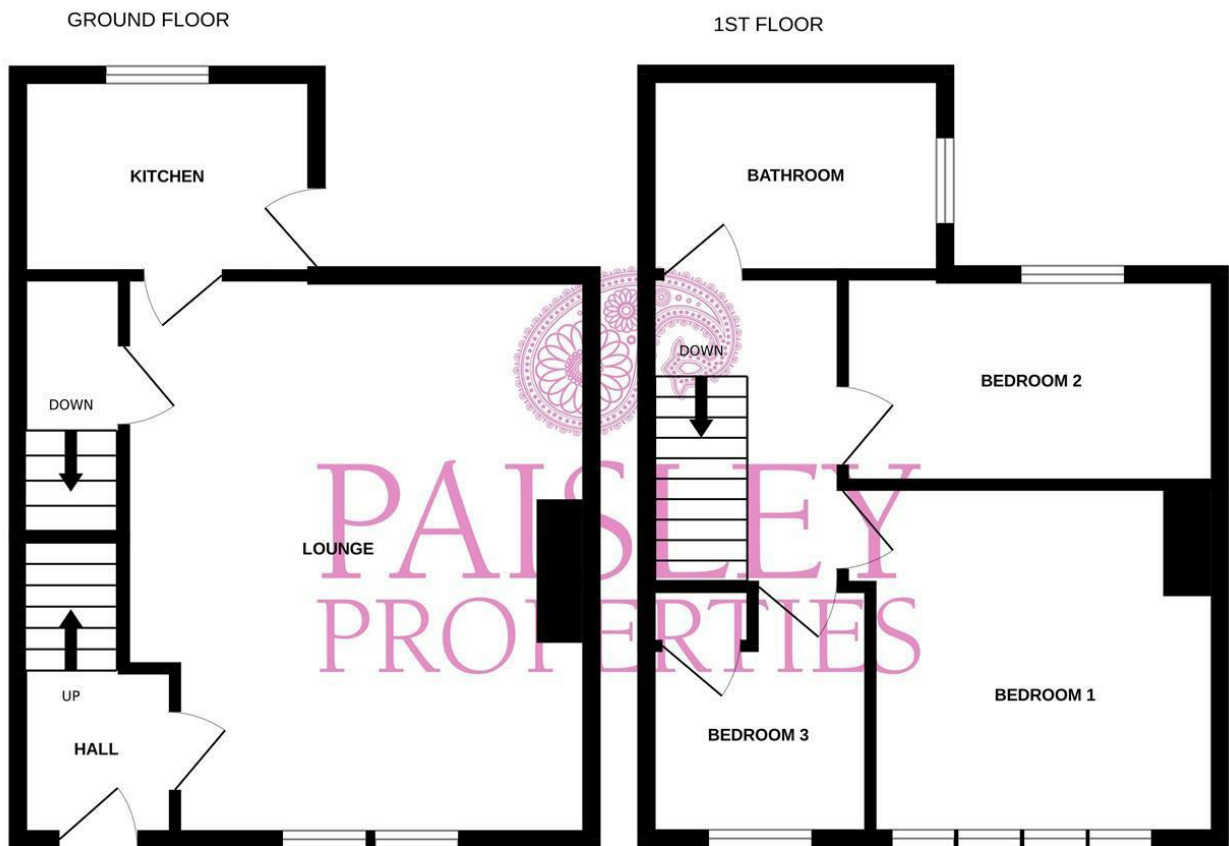
PAISLEY PROPERTIES

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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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	62	87
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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