

THIS NEW BUILD THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS NEUTRAL DECOR THROUGHOUT, A REAR GARDEN AND DRIVEWAY PARKING

AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND IS £1150, EPC B89 AND COUNCIL TAX : TBC

SUMMARY

Just ready to move into and beautifully presented, this three bedroom townhouse offers spacious accommodation briefly comprising: - entrance hall, lounge, a modern dining kitchen, three first floor bedrooms, one of which boasts an en-suite shower room, and a house bathroom. There is a good sized enclosed rear garden and driveway parking for two vehicles. The property resides within this popular modern development which sits between open countryside and the bustling village centre of Skelmanthorpe which has shops, cafés, bars and restaurants alongside well regarded schools and sports facilities.

ENTRANCE HALLWAY 4'9" x 8'3" max

You enter the property through a composite door into the entrance hallway which is welcoming and spacious. Grey carpet runs underfoot. A staircase ascends to the first floor landing and doors lead to the downstairs W.C. and lounge.

DOWNSTAIRS WC 3'0" x 5'6" max

Handily located just inside the entrance to the property, this downstairs W.C. is fitted with a low level W.C. and a matching corner hand wash basin with a grey tiled splashback. A flush light fitting to the ceiling and wood effect flooring completes the scheme. An obscure front facing window allows natural light to enter and a door leads to the hallway.



LOUNGE 12'0" x 14'2" max

Located to the front of the property with a large window looking out to the quiet street, this spacious lounge has neutral décor and an abundance of space for furniture, to one corner sits a large understairs cupboard and doors lead to the entrance hallway and dining kitchen.



DINING/KITCHEN 15'3" x 9'5" max

Spanning the rear of the property with natural light flooding in from not only a window but French doors too, this modern dining kitchen is fitted with matt grey base and wall units, wood effect worktops and a stainless steel one and a half bowl sink with mixer tap over. Cooking facilities comprise of a four burner gas hob with stainless steel splashback and matching canopy hood extractor fan and an electric fan oven. Integrated appliances include a tall fridge freezer and a dishwasher. The room is neutrally decorated and has ample space for a dining table. A pendant fitting and spotlight bar illuminate the room beautifully. Wood effect laminate flooring runs underfoot. French doors open into the garden and a door leads to the lounge.



FIRST FLOOR LANDING 5'9" x 5'10" max

A staircase ascends from the entrance hallway to the first floor landing which has a hatch giving access to the loft, a large storage cupboard and doors leading to the three bedrooms and house bathroom.

BEDROOM ONE 11'10" x 9'6" max

Positioned to the front of the property with a window overlooking the quiet street, this neutrally decorated double bedroom has grey carpet underfoot alongside a pendant fitting and ample space for freestanding bedroom furniture. Doors lead to the ensuite and landing.



ENSUITE 9'6" x 5'4" max

This contemporary en-suite is fitted with a white low level wc and matching pedestal wash basin alongside a grey tiled corner shower. There is a flush light fitting with wood effect lino underfoot.



BEDROOM TWO 9'1" x 7'5" max

Positioned to the rear of the property with a window overlooking the garden, this neutrally decorated double bedroom has grey carpet underfoot alongside a pendant fitting and ample space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 7'5" x 5'10" max

This single room would make a fantastic child's room, home office or hobby room. With a window overlooking the garden, grey carpet underfoot and a pendant fitting. A door leads to the landing.



BATHROOM 5'11" x 6'1" max

This bathroom is fitted with a three piece white suite including bath with electric shower over, pedestal hand wash basin and a low level W.C. There are attractive grey wall tiles, fitted flush lighting, an obscure glazed window and wood effect lino underfoot. A door opens to the landing.



REAR GARDEN

To the rear of the property is an enclosed garden which is a blank canvas with laid lawn. A small paved patio area sits adjacent to the house, perfect for al fresco dining.



FRONT & PARKING

To the front of the property is a double drive with handy electric charging point. A path leads down the side of the house to a gate which gives access to the rear garden.



MATERIAL INFORMATION

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage & Electric car charging point

BUILDING SAFETY:

There have not been any structural alterations to the property

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 68 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

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.

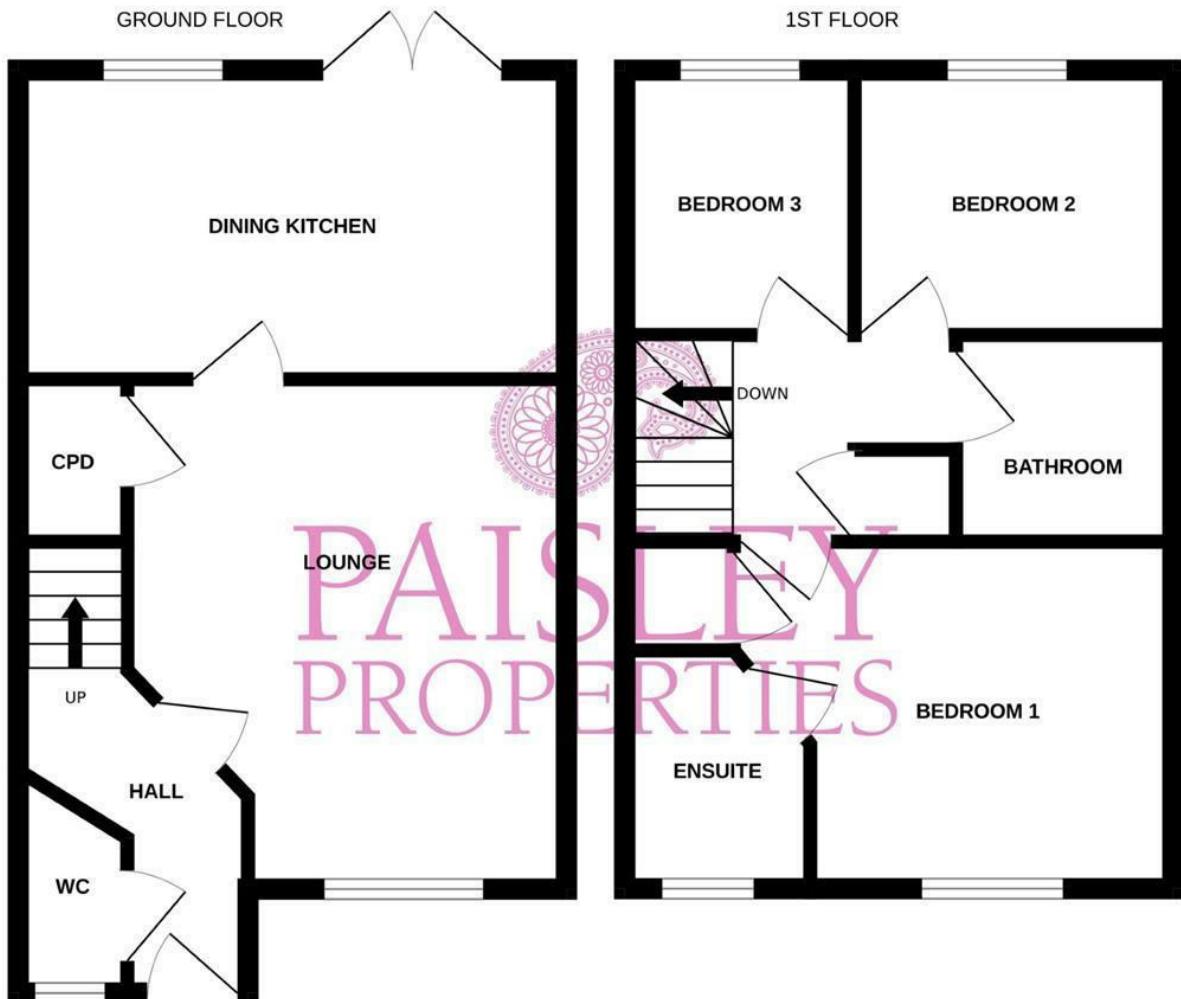
PAISLEY MORTGAGES

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. *

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.



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		89	89
(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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