59B Station Road, Skelmanthorpe HD8 9BA

OFFERS AROUND
£425,000















THIS IMPRESSIVE THREE / FOUR BEDROOM PROPERTY IS BEAUTIFULLY PRESENTED AND COMES WITH GARDENS, PARKING AND A SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND: D/ ENERGY RATING: TBC

PAISLEY
PROPERTIES

ENTRANCE HALL 8′0″ apx x 7′4″ inc stairs





You enter the property through a composite door into a welcoming entrance hallway where there is a staircase ascending to the first floor, an under stairs cupboard and doors leading to the W.C and living dining kitchen.

LIVING DINING KITCHEN 24'5" max x 17'8" max



Boasting an abundance of space for a range of living and dining room furniture this large L shaped open plan space provides the perfect sociable area for family time or entertaining friends. There is a beautiful fitted kitchen to one end with pale grey wall and base units, attractive wood effect work surfaces, a one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven, microwave, induction hob, extractor fan, fridge freezer and dishwasher. Dual aspect windows and French patio doors, which open to the rear garden, flood the room with natural light, there are ceiling spot lights and doors which lead to the entrance hall and utility room.









UTILITY ROOM 8′4″ apx x 5′11″ apx




This useful utility room has neutral wall and base units, a stainless steel sink and drainer with mixer tap and wood effect work surfaces. There are doors leading to the garage, living dining kitchen and an external door which opens to the garden.

GROUND FLOOR W.C 6'5" apx x 3'9" apx



Fitted with a low level W.C and pedestal hand wash basin with mixer tap and tiled splash back this handy cloakroom has a door leading to the entrance hall.

FIRST FLOOR LANDING 10'10" max x 13'5" max





Stairs ascend from the entrance hall to the first floor landing where there is carpet underfoot and doors leading to the lounge/bedroom, further two bedrooms, house bathroom and storage cupboard.

LOUNGE / BEDROOM 16'6" apx x 11'8" max



Generous is size this room is extremely versatile and would make a wonderful formal lounge or alternatively a fourth bedroom. There are two rear facing windows, spot lighting, carpeted flooring and a door which leads to the landing.





BEDROOM TWO 12'5" apx x 10'9" apx





Positioned to the front of the house this double bedroom has plenty of room for a range of freestanding bedroom furniture, a window overlooking the private driveway, carpeted flooring and a door which leads to the landing.

BEDROOM THREE 12'7" apx x 10'0" apx





Another double bedroom this room has a rear facing window over looking the garden, ample space for bedroom furniture including an alcove which is perfect for wardrobes, carpet underfoot and a door leading to the landing.

BATHROOM 8′8″ apx 7′10″ apx



Comprising of a contemporary three piece white suite including bath with shower over, wall hung vanity hand wash basin with drawer storage and a low level W.C this house bathroom is partially tiled in decorative wall and floor tiles, has a heated towel rail, obscure glazed front facing window, spot lighting and a door which leads to the landing.

SECOND FLOOR LANDING

Stairs rise from the first floor landing to a second floor landing where there is a door leading to the main bedroom suite.

BEDROOM ONE 15′9″ into eaves x 14′4″ extending to 17′9″





This well proportioned main bedroom has angled ceilings and a Velux window and offers plenty of space for freestanding furniture. An opening leads through to the dressing area.

DRESSING ROOM 8′7″ apx x 6′2″ into eaves



Providing space for storage units or a dressing table this area is open to the bedroom and has a door leading to the en-suite shower room.

EN-SUITE 9′3″ apx x 8′7″ apx




A luxurious en-suite this is fitted with a double walk in shower cubicle with mains shower, wall mounted vanity hand wash basin with drawer storage and low level W.C. The room has attractive wall and floor tiles, a heated towel rail, Velux window and spot lighting. A door leads to the dressing room.

PARKING AND GARAGE

A private driveway for the development of only two houses leads down to the property's own parking spaces, which would accommodate multiple vehicles. The drive leads to a single integral garage.

REAR GARDEN




This good sized rear garden has a patio ideal for out door furniture and a level lawned garden.

MATERIAL INFORMATION - PAISLEY

TENURE:
Freehold

ADDITIONAL COSTS:
Shared area maintenance charge - TBC

COUNCIL AND COUNCIL TAX BAND:
Kirklees band D

PROPERTY CONSTRUCTION:
Standard
The property has a new build warranty on it through NHBC until 2033

PARKING:
Garage, Driveway and Electric car charging point

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.
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 with Pump
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 24-100 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.

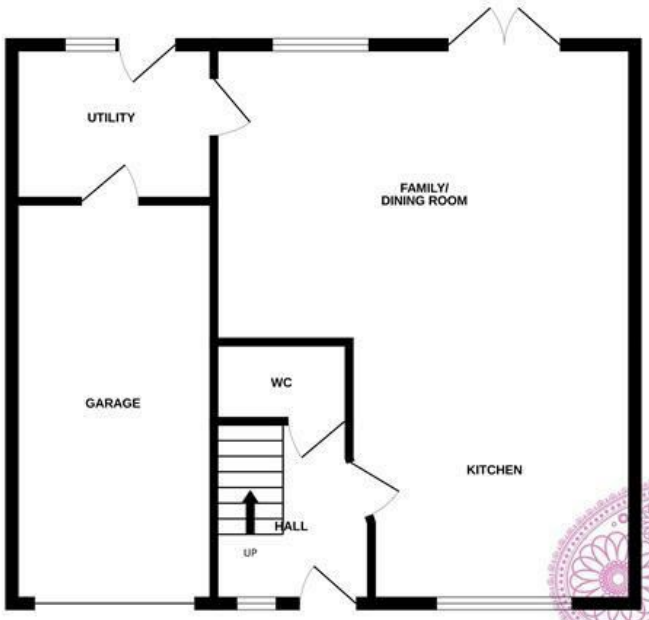
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if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

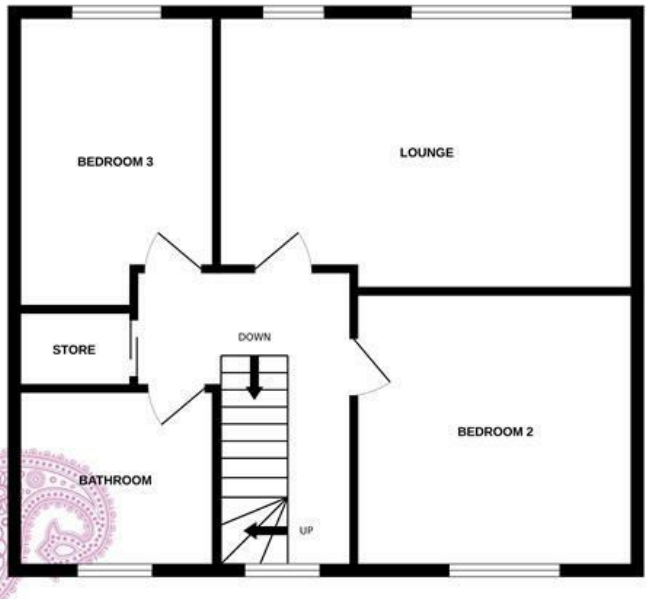
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

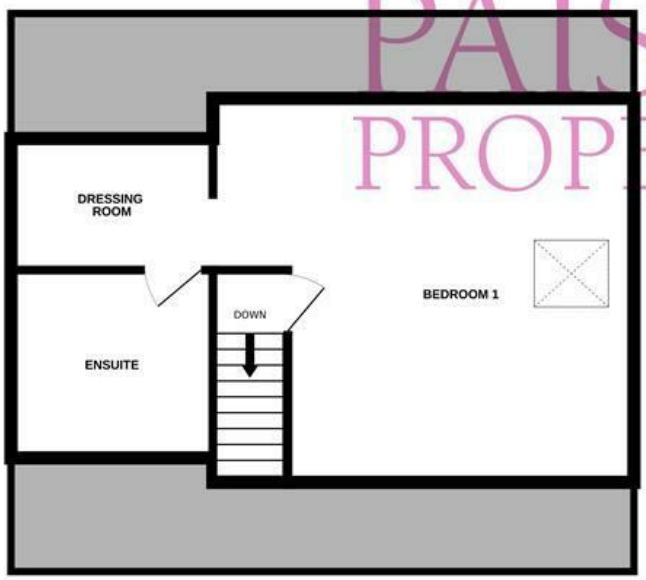
GROUND FLOOR



1ST FLOOR

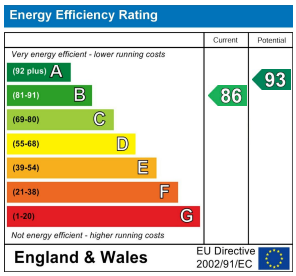


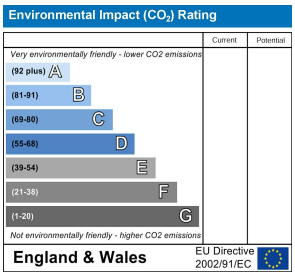
2ND FLOOR



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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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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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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