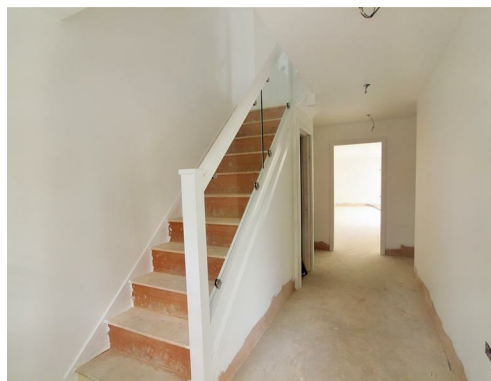


New Home New Lane,  
Skelmanthorpe HD8 9EH

£580,000



THIS IMPRESSIVE NEW BUILD EXECUTIVE RESIDENCE IS GENEROUSLY SIZED THROUGHOUT AND MUST BE VIEWED TO BE FULLY APPRECIATED. THE LUCKY BUYER CAN ALSO BESPOKELY DESIGN THEIR NEW HOME. THE FOUR BEDROOM PROPERTY WILL BENEFIT FROM GARDENS, DRIVEWAY AND GARAGE.

FREEHOLD / COUNCIL TAX BAND TO BE CONFIRMED / ENERGY RATING TO BE CONFIRMED.

PAISLEY  
PROPERTIES

## **SPECIFICATION**

Stone built.

uPVC double glazing.

Aluminium bifold doors in the kitchen.

Front door can be chosen by the buyer.

Large kitchen with roof lanterns.

Note all windows and doors are extremely efficient and to a higher than normal specification.

New driveway and garage with electric door.

Electric car charging point.

Gardens to be landscaped with new patio area.

Designer kitchen with large island.

Kitchen colour, door style and solid worktop can all be chosen by the buyer.

Bosch/NEF integrated appliances including fridge, freezer, dishwasher, double oven.

Fully tiled and carpeted throughout, buyers choice.

Luxury bathroom suites - again can be selected by the buyer.

Master en-suite includes a free standing bath.

Interior doors

Fully decorated.

Fitted wardrobes to the master suite.

Glass balustrade to the staircase.

Option for aircon.

Aerial and ethernet points for TV in all bedrooms, kitchen, lounge.

Alarm system.

Underfloor heating to the ground floor.

## **SITE PLAN**

### **EXAMPLE IMAGES**

### **EXAMPLE IMAGES**

### **EXAMPLE IMAGES**

### **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 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. \*

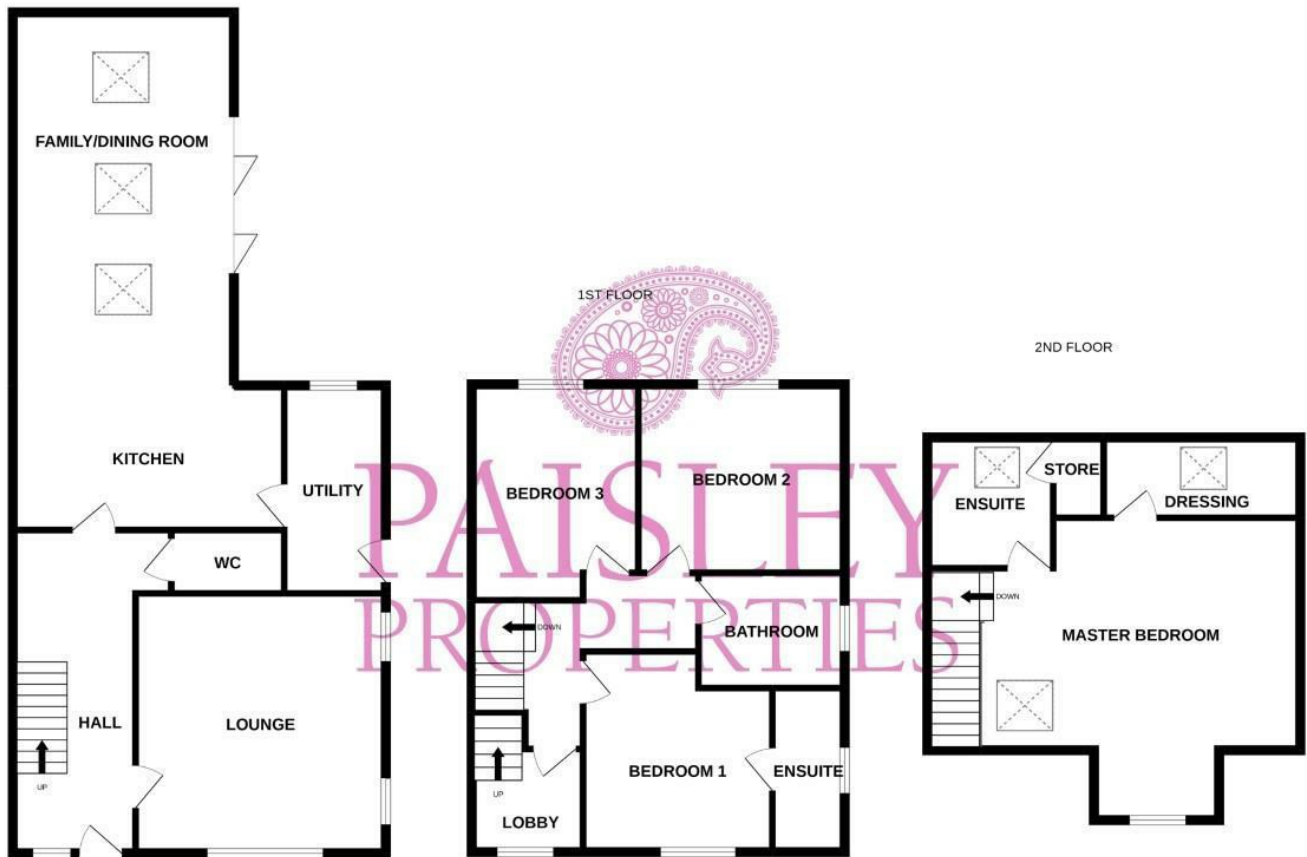
**PAISLEY PROPERTIES**

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 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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

GROUND 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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