

39 Gib Lane,
Skelmanthorpe HD8 9BG

OFFERS AROUND
£155,000



PREVIOUSLY TWO COTTAGES THIS THREE BEDROOM HOME OFFERS A GENEROUS AMOUNT OF INDOOR AND OUTDOOR SPACE, HAS OUTBUILDINGS AND A CHARMING GARDEN.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: G

PAISLEY
PROPERTIES

ENTRANCE HALL 4'9" apx x 4'2" apx

You enter the property through a part glazed uPVC door into an entrance hallway which provides space to remove and store coats and shoes. A staircase ascends to the first floor landing and a glazed door opens into the living/dining kitchen.

LIVING / DINING KITCHEN 15'6" apx x 12'1" max

This really well proportioned room is fitted with a kitchen to the rear and offers ample space for a range of living and dining room furniture in addition.

The kitchen comprises of wooden wall and base units, roll top work surfaces, tiled splash backs and a one and a half bowl stainless steel sink and drainer with mixer tap over. There is space for a freestanding cooker, under unit fridge, freezer and washing machine.

The kitchen area extends underneath the stairs and has a rear facing window.

The main room enjoys a central chimney breast that currently houses an electric fire and has a large front facing window overlooking the garden.

Glazed doors leads to the entrance hall and lounge.





LOUNGE 15'2" apx x 13'2" apx

This generously sized reception room offers an abundance of space, has a chimney breast housing an electric fire and alcoves either side, perfect for free standing furniture. The room boasts a front facing window with view over the garden and a uPVC part glazed door which opens to the outside space. A glazed door opens to the living / dining kitchen.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. Doors lead from here to the bathroom and bedroom one.

BATHROOM 6'6",219'9" apx x 5'1" apx

Fitted with a three piece suite including bath, pedestal hand wash basin and low level W.C this bathroom also has a corner airing cupboard which houses the property's hot water cylinder and an obscure glazed rear facing window. A door leads onto the landing.

BEDROOM ONE 15'5" max x 10'2" apx

Once two bedrooms, this large double room is flooded with natural light courtesy of the two front facing windows and enjoys a lovely outlook over the rooftops of Skelmanthorpe. There is plenty of space for a range of freestanding bedroom furniture and doors lead to the first floor landing and inner landing.



INNER LANDING 9'6" apx x 2'10" apx

Currently, the smaller two bedrooms can only be accessed via bedroom one, however originally there would have been a staircase ascending from the lounge into this inner landing and reinstating this would create the perfect upstairs layout.

With the repositioning of the staircase you could also extend the kitchen, create a utility, extend the bathroom, bedroom one and potentially add in an en-suite. It opens up endless possibilities.

All the above is subject to the necessary checks and permissions.

Doors from the inner landing lead to the three bedrooms.

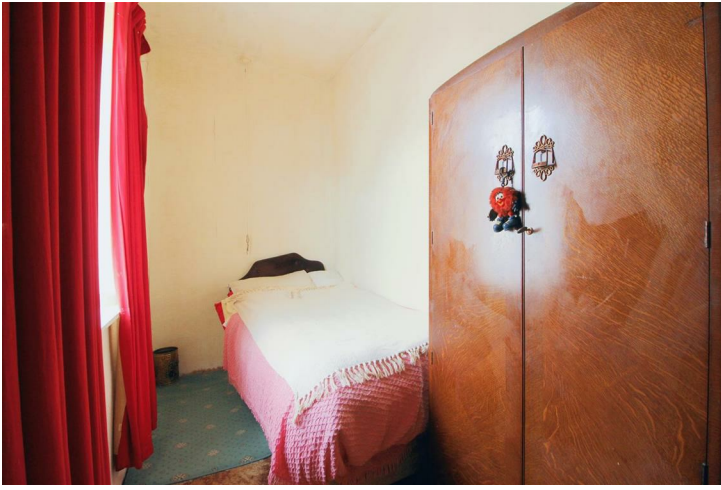
BEDROOM TWO 10'1" max x 9'6" max

This charming double bedroom is positioned to the front of the house with a window overlooking the garden, Gib Lane and beyond. A door leads to the inner landing.



BEDROOM THREE 13'1" apx x 5'7" apx

This is a good sized third bedroom, with space for a single bed and wardrobes/drawers. There is a rear facing window and door which leads onto the inner landing.



FRONT GARDEN

A pathway leads up to the front door and a gate opens into the private garden. The garden is a low maintenance area fully enclosed by boundary hedges and fencing offering the ideal space to sit out.

A further gate leads to the side area where the outbuildings can be found.

A good sized building adjoins the house and two further storage units can be found to the side. The pathway then wraps around the garden and leads back to Gib Lane.



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. *

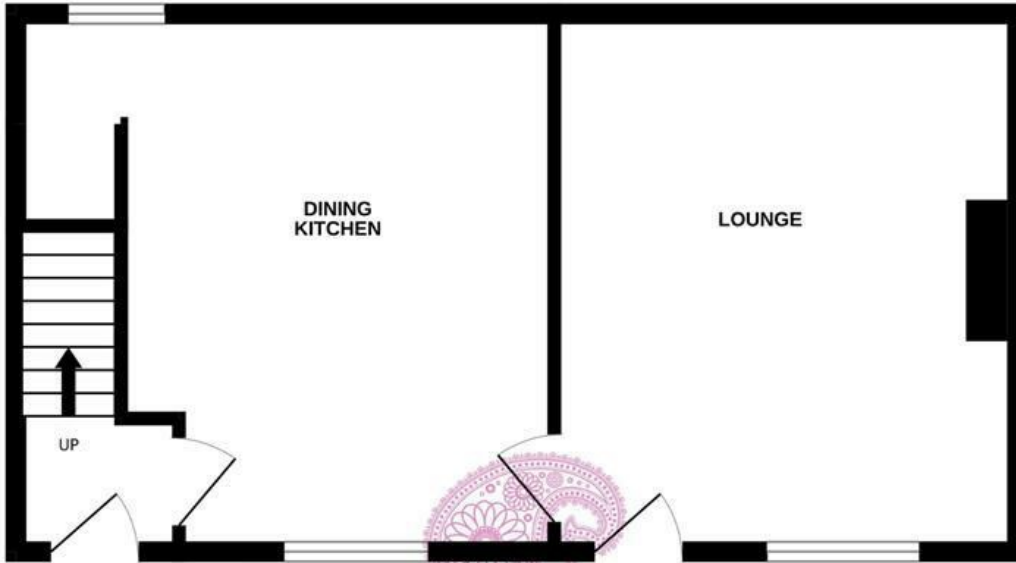
PAISLEY PROPERTIES

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 for a free, no obligation quote or for more information.

GROUND FLOOR

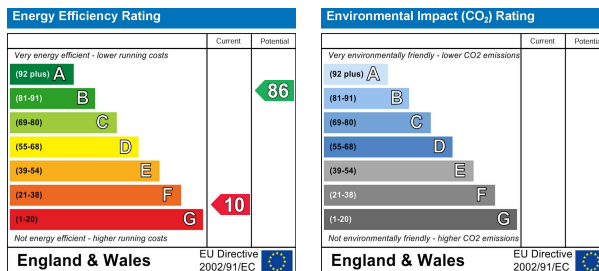


1ST FLOOR



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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