

170 Commercial Road,  
Skelmanthorpe HD8 9DS

OFFERS AROUND  
£160,000



THIS GENEROUSLY SIZED TWO BEDROOM END TERRACE ENJOYS BEAUTIFUL  
FAR REACHING VIEWS, AN ENCLOSED REAR GARDEN AND OFF ROAD PARKING.

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

PAISLEY  
PROPERTIES



## ENTRANCE HALL

You enter the property through a uPVC door into a entrance hall which has a staircase ascending to the first floor and a door which leads to the lounge.

## LOUNGE 15'10" apx x 12'7" max

This large lounge has a feature fireplace with electric effect stove which sits upon the chimney breast and creates a lovely focal point to the room. There is attractive coving, a ceiling rose and two alcoves which add character to the room and there is plenty of space for a range of furniture. A front facing window provides beautiful views over the neighbouring fields and doors lead to the entrance hall, kitchen and understairs storage cupboard.



## CELLAR

Stone steps lead down from the understairs storage cupboard to a cellar.

## KITCHEN 8'11" apx x 8'5" apx

Fitted with wood effect wall and base units, roll top work surfaces, a stainless steel sink and drainer with mixer tap and tiled splash backs this spacious kitchen also offers room for freestanding appliances including an oven, under counter fridge and washing machine. There is a rear facing window, vinyl flooring and doors lead to the lounge and rear porch.



## REAR PORCH

This useful rear porch has lots of space for storing outdoor coats and shoes and benefits from a large rear facing window. There are tiles to the floor, an external uPVC door which opens to the drive and further doors which lead to the W.C and kitchen.

### **DOWNSTAIRS W.C**

This handy downstairs W.C is fully tiled and has a rear facing window. A door leads to the rear porch.



### **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to the first floor landing where there are doors leading to the two bedrooms and bathroom. A ceiling hatch provides access to a fully boarded and decorated attic room.



### **BEDROOM ONE 10'7" max x 8'7" apx**

With a front facing window boasting fantastic far reaching views over rolling hills this principal bedroom is the perfect place to wake up. With space for a double bed, an alcove perfect for a freestanding wardrobe and space for additional furniture items this room is well presented and has a door leading to the landing.



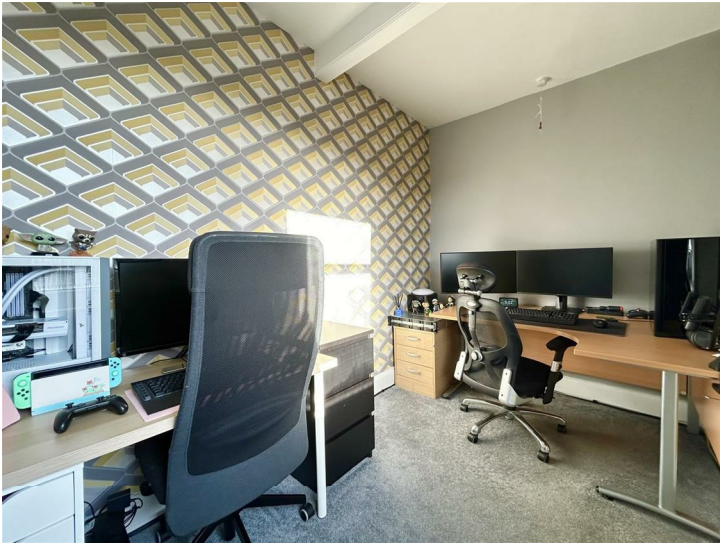


### **BEDROOM TWO 10'7" apx x 6'5" apx**

Located to the rear of the property with a south facing aspect window this bright and airy bedroom would comfortably accommodate a range of bedroom furniture or alternatively makes a wonderful home office or hobby room. A door leads to the landing.

### **ATTIC ROOM**

Loft ladders provide access up to this attic room which is fully plastered, decorated, has wood effect laminate flooring and a window. This space offers amazing storage or would make a really good occasional room for a variety of different uses.



## BATHROOM

Comprising of a three piece white suite including bath with mains fed shower over, hand wash basin which sits upon a vanity unit and a low level W.C this room modern bathroom is fully tiled, has an obscure glazed front facing window, vinyl flooring and door which leads to the landing.



## REAR GARDEN

To the rear of the property is a south facing, fully enclosed, patio garden perfect for outdoor furniture, pots and planters. There is also space for a garden shed.

## PARKING

The property owns the area to the side of the property which offers space to park one or two vehicles off road. There is access to neighbouring properties up the driveway and along the back of the property.





### 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**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

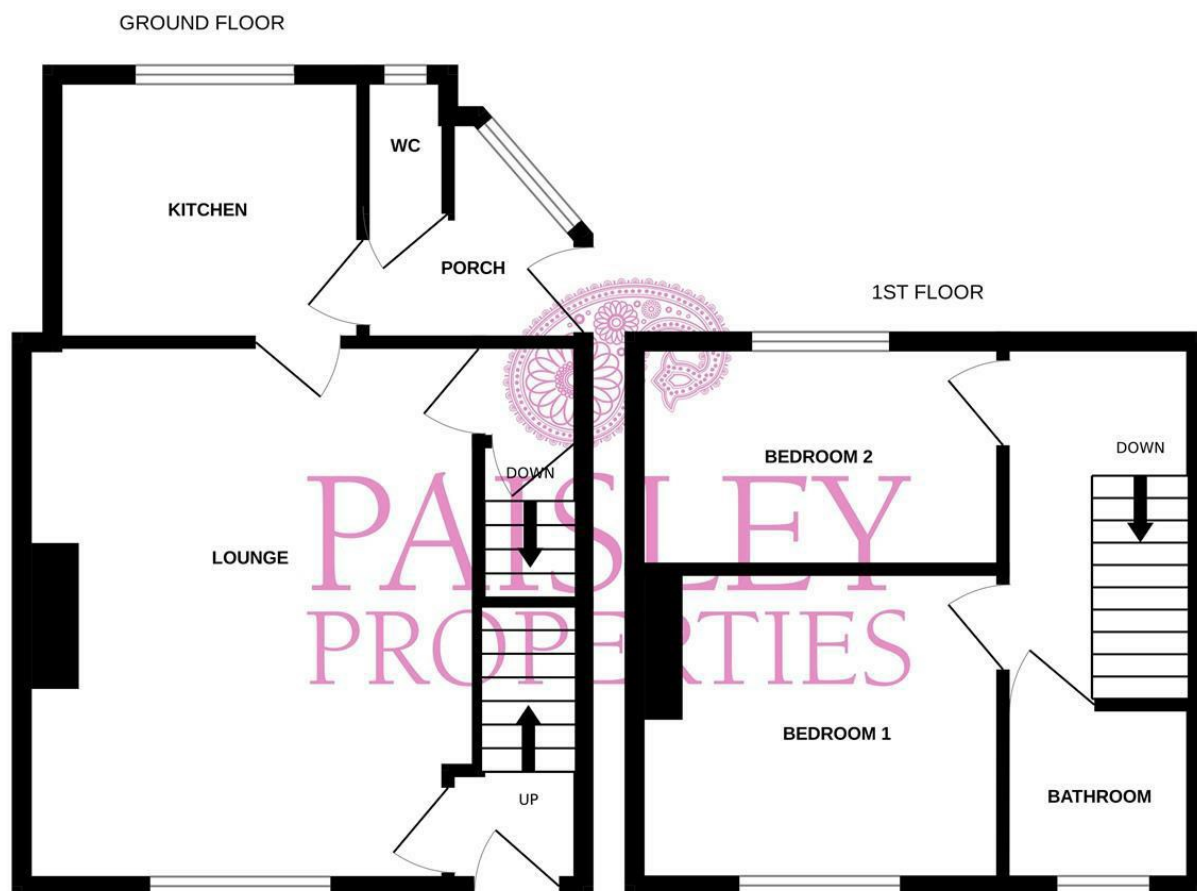
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY PROPERTIES**

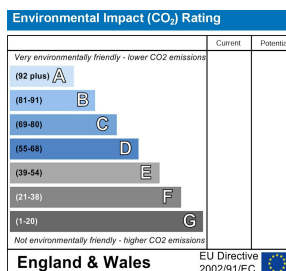
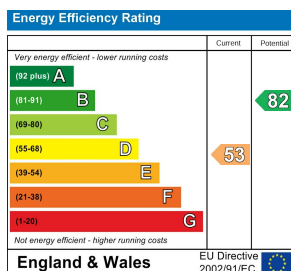
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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



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