

3 Elm Gardens,  
Skelmanthorpe HD8 9GL

£375,000



THIS GENEROUS FOUR BEDROOM PROPERTY OFFERS AN INCREDIBLE AMOUNT OF LIVING SPACE, SOUTH FACING GARDEN, DRIVEWAY AND GARAGE.

FREEHOLD/ COUNCIL TAX BAND E/ ENERGY RATING C

PAISLEY  
PROPERTIES



### **ENTRANCE 10'1" apx x 14'5" max**

You enter the property through an elegant uPVC door into a welcoming space that has wooden flooring and fitted ceiling spotlights. The window is to the side of the door and has a frosted pane offering a good amount of natural light. There is a cupboard that houses the water tank and doors lead to the downstairs WC, kitchen diner, lounge and store cupboard.

### **DOWNSTAIRS W.C 6'9" max x 3'5" apx**

Positioned conveniently to the left of the front door, this W.C is spacious and comprises of a white low level WC and wall mounted hand basin in white. The window has a frosted pane for privacy, there is slate effect laminate, flooring, spotlights are fitted in the ceiling and the door leads through to the hallway.



### **LOUNGE 23'7" max x 13'1" max**

Presented to an exceptionally high standard, this lounge offers a vast amount of space running from the rear to the front of the property with windows at either side. It is neutrally decorated with a fire place fitted with gas fire and black marble and cream timber effect surround. Beige carpets are fitted and the door leads through to the hallway.





### **KITCHEN/DINER 22'0" max x 9'7" apx**

Bursting with natural light, the kitchen diner offers space for a large dining table and has a good amount of storage. The wall and base units are of mahogany effect and the work surface is a grey laminate. Appliances are all integrated and include a cooker with a five ring gas hob, extractor hood, oven, microwave, fridge freezer and dishwasher. There is a one and a half bowl stainless steel sink with drainer and a glass splashback behind the hob. The window is of four panes that look out over the lovely garden and there are black floor tiles. There are spotlights in the kitchen area and a door leads through to the hallway as well as patio doors leading into the garden.



### **UTILITY ROOM 10'2" apx x 5'11" max**

This well proportioned room accommodates space for a washing machine, tumble dryer and fridge or freezer. There are oak effect laminate base units with a grey laminate work surface and a stainless steel sink with drainer. Decorated neutrally, there is a window with a view to the front of the property, ceiling spotlights and a timber effect laminate flooring. Door leads through to the hallway.

### **LANDING 15'5" apx x 3'4" apx**

Stairs ascend from the hallway to the first floor landing. There is a loft with hatch access, beige carpet and ceiling spotlights. Doors lead through to the bathroom and four bedrooms.





**BEDROOM ONE 11'1" excluding wardrobes x 9'8" max**

This well presented double bedroom has floor to ceiling fitted wardrobes in an oak effect finish alongside plenty of space for free standing furniture. The room has wonderful views through the three paned window over the rear of the property and enjoys neutral decor. The door leads through to the landing.



**EN- SUITE 9'8" apx x 4'7" apx**

Generously sized the en-suite comprises of a fitted shower cubicle, pedestal basin and low level WC, all in white. There is also a heated towel rail in white. The lower walls are tiled in a beige marble design that continues to the flooring. Ceiling spotlights are fitted and there is a frosted pane window. The door leads to the landing.





### **BEDROOM TWO 13'3" apx x 10'0" max**

Another fantastic double bedroom comprising of fitted floor to ceiling mirrored wardrobes, stylish decor and a three paned window that overlooks the garden. A door leads through to the landing.



### **BEDROOM THREE 9'11" max x 9'8" apx**

Positioned to the rear of the property this good sized double bedroom boasts fitted wardrobes of beech effect and with a fitted mirror. Neutrally decorated with beige carpet, there is a rear facing overlooking the garden. A door leads to the landing.





**BEDROOM FOUR 13'5" max x 6'2" apx**

This room offers excellent space for either a single bedroom or a home office. It has useful fitted wardrobes for extra storage in a cream front. There is a large three paned window offering a generous amount of natural light. There is a beige carpet and the door leads through to the landing.



**BATHROOM 8'3" apx x 6'2" apx**

Fitted with a modern four piece suite comprising of white shower cubicle, bath, pedestal basin and low level WC the room is partially tiled, the lower part of the walls are beige marble design tiles which continue to the floor. A two paned frosted window allows in natural light and offers privacy. The door leads onto the landing.





## REAR/GARDEN

This garden offers everything for al fresco dining in a south facing position. There is a large lawned area with a good sized decking area for garden furniture and power for a hot tub if so desired. Shrubbery frames the enclosed garden and there are a number of planters in situ. In addition there is an external water tap.



## EXTERNAL FRONT

There are well maintained with lawned areas to either side of the front door.





## **PARKING/GARAGE**

The driveway can easily accommodate two cars and there is a single garage with up and over door. The garage is detached and has light and power allowing it to be used for multiple functions.





## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Single Garage and Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations 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

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

## **AGENT 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.

## **PAISELY 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**

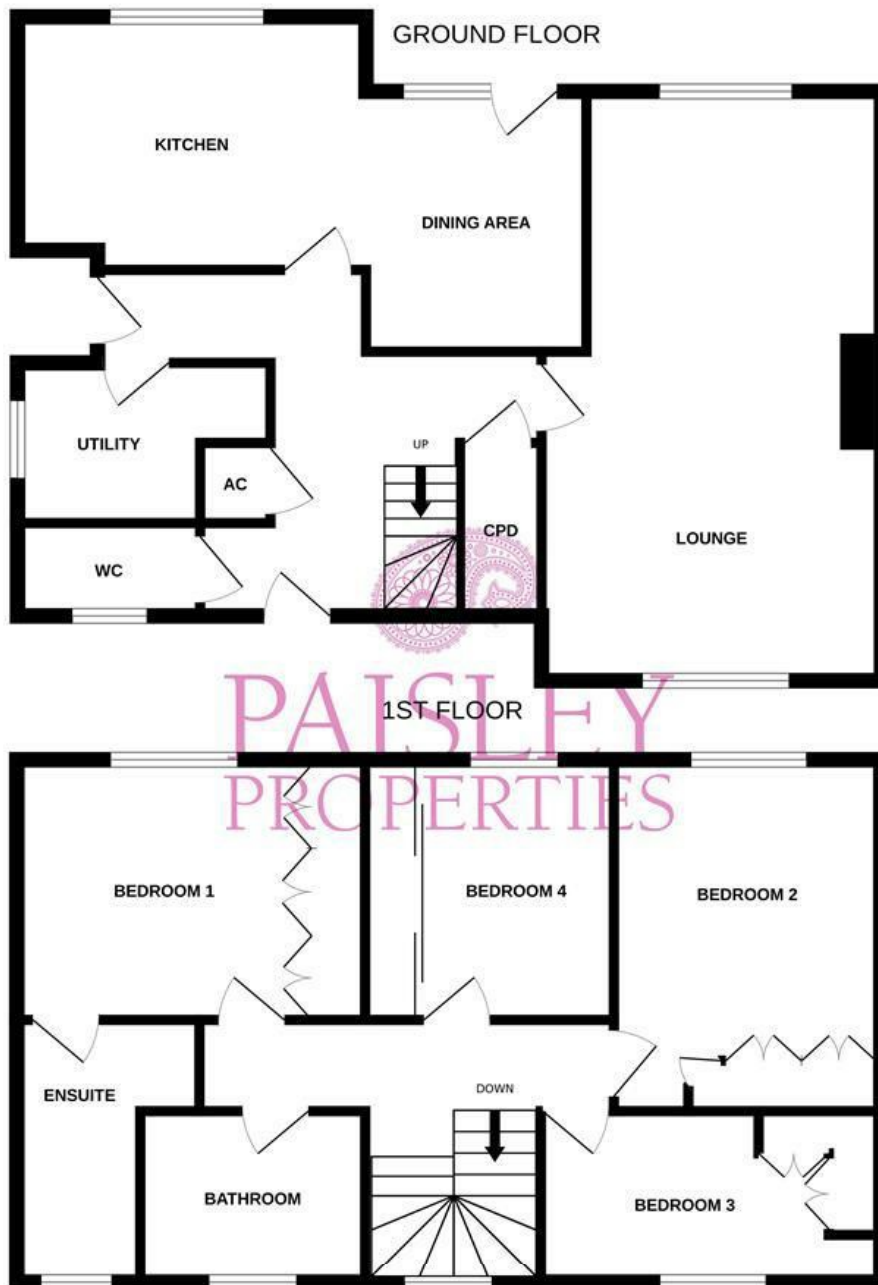
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

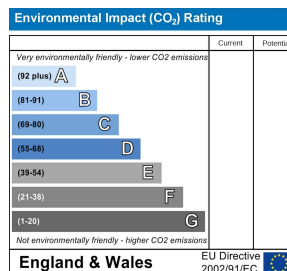
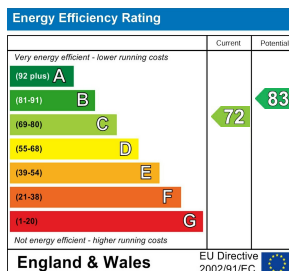
**PAISLEY SURVEYORS**

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.





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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