

9 Barrowstead,  
Skelmanthorpe HD8 9UW

OFFERS AROUND  
£425,000



THIS LARGE FOUR BEDROOM DETACHED HOME HAS SUPERB OPEN PLAN LIVING SPACE, GOOD SIZED GARDENS, DOUBLE DRIVEWAY AND INTEGRAL GARAGE.

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

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 14'6" apx x 6'5" apx**

You enter the property through a part glazed composite door into a fantastic entrance hallway which has a staircase with glass balustrade ascending to the first floor landing, room for freestanding furniture and doors leading to the downstairs W.C, lounge and dining kitchen.

### **DOWNSTAIRS W.C 5'4" apx x 2'9" apx**

Comprising of a hand wash basin which sits upon a corner vanity unit, tiled splash back and a low level W.C this handy downstairs cloaks room has an obscure glazed front facing window, chrome heated towel rail, vinyl flooring and a door leading to the entrance hall.



### **LOUNGE**

This wonderful separate lounge has ample space for a range of freestanding furniture and an attractive feature fireplace with electric fire provides a lovely focal point to the room. The room is nicely presented in soft tones and has a front facing window overlooking Barrowstead. A door leads to the entrance hallway.



### **DINING KITCHEN 17'8" max x 15'5" apx**

An impressive dining kitchen fitted with wood effect wall and base unit, contrasting Quartz work surfaces and upstands and an inset stainless steel sink and drainer this kitchen also has a Rangemaster oven, a Rangemaster extractor fan, built in fridge and breakfast bar which provides lots of space for seating. The room has spot lighting, a rear facing window overlooking the garden and vinyl flooring. An archway opens to the orangery and part glazed doors lead to the utility room and hall.





**ORANGERY 10'11" apx x 9'11" apx**

Having been added in recent years this superb orangery is open to the dining kitchen and has a full height feature window alongside bi folding glazed doors which open to the garden. The room offers versatile living space and could comfortably accommodate dining/living room furniture or would alternative make an outstanding playroom or work/hobby space. There are high angled ceilings, Velux windows allowing further natural light to cascade in, spot lighting and vinyl flooring underfoot.





### **UTILITY 8'3" apx x 7'10" apx**

Conveniently positioned off the kitchen this good sized utility room is fitted with wood effect base units, black work surfaces, tiled splash backs and a stainless steel sink with mixer tap. There is space for a freestanding washing machine and dishwasher, room to store coats, shoes and other household items, spot lighting, a rear facing window and vinyl flooring. Doors lead to the kitchen, garage and an external door opens to the garden.



### **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to the first floor landing where the glass balustrade continues. There is a ceiling hatch providing access to the mostly boarded loft space and doors leading to the four bedrooms, house bathroom, airing cupboard and storage cupboard.





**BEDROOM ONE 12'7" apx x 11'1" max**

Positioned to the rear of the property with a window overlooking the garden is this well proportioned double bedroom. There is space for a range of freestanding bedroom furniture, spot lighting and doors lead to the en-suite and landing.





**EN-SUITE 6'7" max x 4'5" apx**

Housing a contemporary white three piece suite including shower cubicle with mains fed shower and PVC panelling around, hand wash basin with mixer tap which sits upon a white gloss vanity unit and a low level W.C. The room is fully tiled in decorative wall tiles and has tile effect vinyl flooring where there is also underfloor heating. There is a side facing obscure glazed window, spot lighting and a door leading to the bedroom.



**BEDROOM TWO 17'10" apx x 8'5" apx**

Extended over the garage this is an exceptionally generous king size bedroom which could house a selection of bedroom furniture alongside additional seating / workspace if desired. The room is nicely decorated, has a front facing window and door which leads to the landing.





**BEDROOM THREE 16'2" apx x 9'2" apx**

Another incredible king-size bedroom this space could accommodate far more than just standard bedroom furniture and has two rear facing window looking out over the garden. Previously used by the current vendors as an additional living room this really is an unusually spacious bedroom. A door leads to the landing.



**BEDROOM FOUR 11'0" apx x 9'11" apx**

This final double bedroom benefits from built in cupboards and wardrobes and has a front facing window overlooking the street scene below. A door leads to the landing.





**HOUSE BATHROOM 6'5" apx x 6'4" apx**

This modern bathroom is fitted with a three piece suite including corner bath with Burlington mixer tap and shower attachment, a pedestal hand wash basin with hot and cold taps and a low level W.C. The room is fully tiled in decorative wall tiles, has an obscure glazed front facing window, spot lighting, chrome heated towel rail and vinyl parquet effect flooring, A door leads to the landing.





## **GARAGE 21'0" apx x 8'0" apx**

A larger than standard garage there is ample space in here to park a car and to store additional items. The property's central heating boiler is tucked away in one corner, there is light, power and an electric door.

## **FRONT**

To the front of the property is a lawned garden and double width driveway suitable for parking multiple vehicles off road. A pathway leads down the size of the house to the rear garden.

## **REAR GARDEN**

Offering the perfect mix of stone flagged patio, level lawn and low maintenance pebbled garden this is the ideal place to sit out with various spaces for outdoor furniture. There is a garden shed and boundary fencing.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX:D

PROPERTY CONSTRUCTION: BRICK

PARKING: YES

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - CURRENTLY WITH SKY SUPER FAST

BUILDING SAFETY: NON KNOWN

RIGHTS AND RESTRICTIONS: NON KNOWN

FLOOD & EROSION RISK: NO

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NON KNOWN

PROPERTY ACCESSABILITY & ADAPTATIONS: NON KNOWN

COAL AND MINEFIELD AREA: SKELMANTHORPE WAS HISTORICALLY A MINING AREA.



**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 PROPERTIES**

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**PAISLEY MORTGAGES**

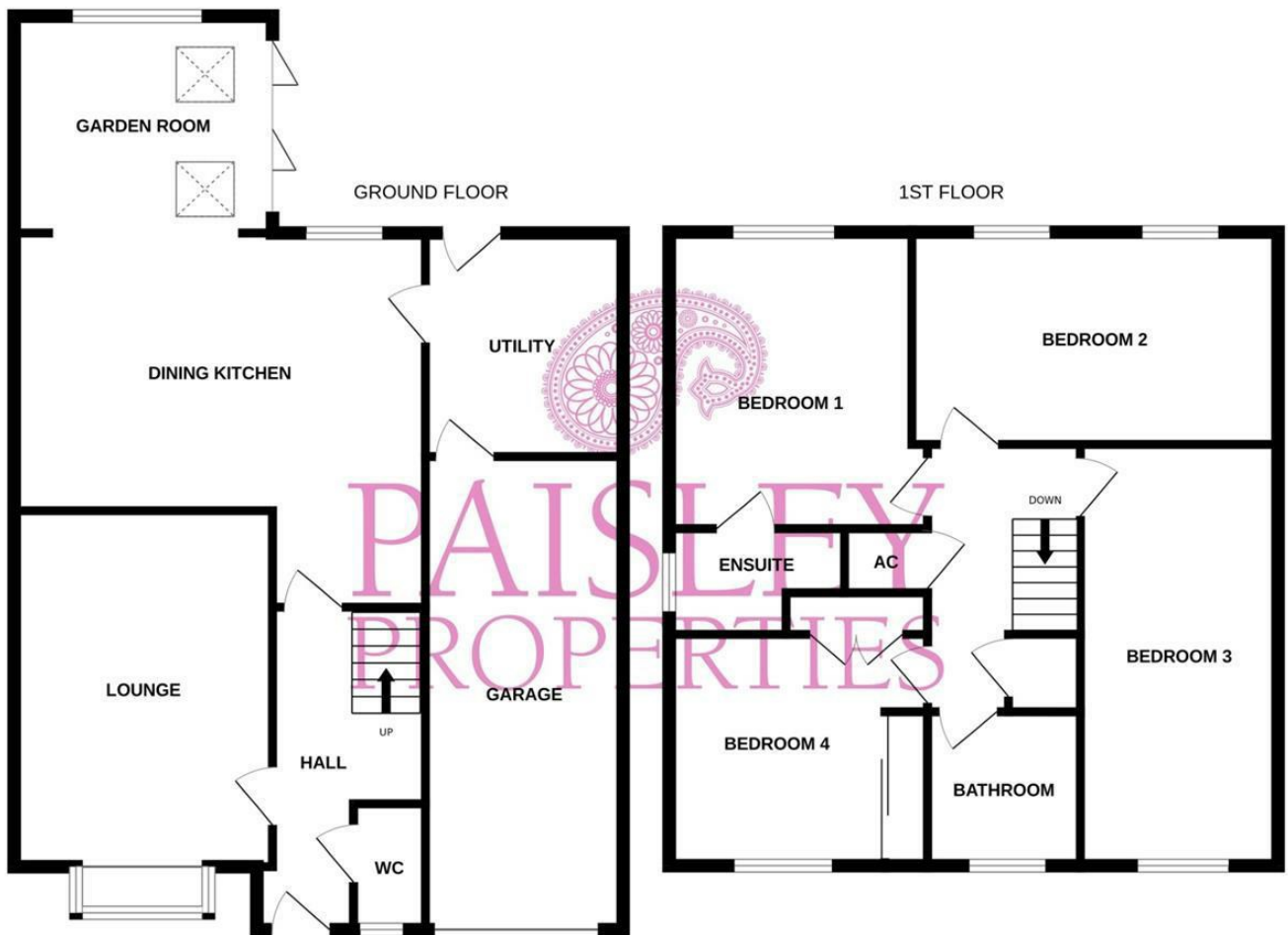
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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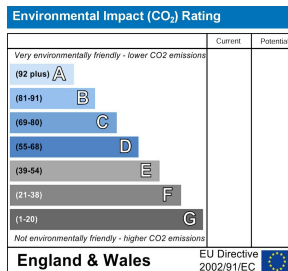
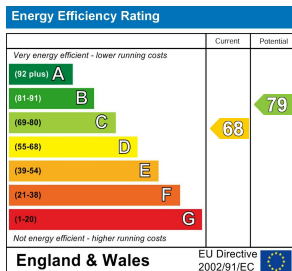
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