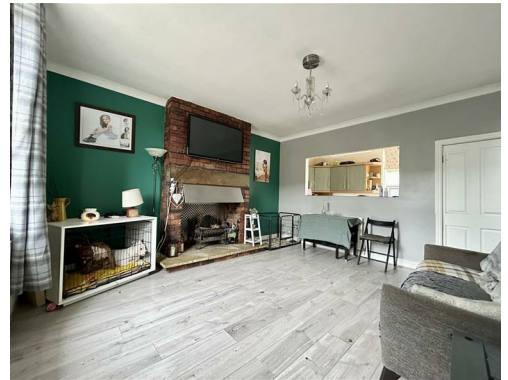


24 Croft Head,
Skelmanthorpe HD8 9EB

OFFERS AROUND
£160,000



OFFERING WELL PROPORTIONED ROOMS THROUGHOUT THIS ONE / TWO
BEDROOM TERRACE PROPERTY HAS GARDEN AND OFF ROAD PARKING.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 6'6" apx x 5'9" apx

You enter the property through a double front door into a good sized entrance lobby which has ample space to hang coats, store shoes and house free standing furniture if desired. There is laminate flooring, small built in storage cupboard and a door that leads to the kitchen and double doors to the lounge.

KITCHEN 10'8" apx x 6'4" apx

This is a well proportioned kitchen with large serving hatch which looks into the lounge. The kitchen comprises of wall and base units with sage green doors, wood effect worktops, stainless steel sink and draining board and white tiled splashbacks. There is an electric oven, gas hob with fitted extractor fan, plumbing for a washing machine and space for a tumble dryer. A window facing out to the front of the property allows in natural light, the room enjoys neutral décor and terracotta tiled floor. A door leads to the entrance hall.

**LOUNGE 16'6" apx x 14'11" max**

A generously sized living space with lots of natural light courtesy of the rear facing window, which also provides a view over the garden, this lounge has a gas fire which sits within the exposed brick chimney breast with stone mantle and hearth and alcoves either side. The room is decorated in grey tones with laminate wood effect flooring and has a staircase which ascends to the first floor landing. A door leads to the rear lobby and double doors open to the hall.



LOBBY 6'5" apx x 6'0" apx

To the rear of the house is this lobby area which nicely separates the living space from the garden. Doors lead to the lounge and the rear garden.

LANDING 15'1" apx x 5'10" apx

Stairs ascend from the lounge to the first floor landing where there is a rear facing window, doors leading to the bedroom, study and bathroom. Stairs lead to the attic room.



BEDROOM ONE 15'0" max x 10'7" max

This is a good sized main bedroom with ample space to accommodate a range of freestanding furniture. A rear facing window looks out over the garden, there is a chimney breast with recess ideal for housing a fire if desired and alcoves sit to either side. Painted ceiling beams add character and there are doors leading to the jack and gill bathroom and first floor landing.



BEDROOM TWO / STUDY 7'8" max x 6'5" max

An L shaped room this space would make a superb home office, dressing room or hobby area. There is a front facing window and door which leads to the landing.

BATHROOM 6'6" apx x 8'10" apx

Comprising of a three piece white suite including bath with shower over, pedestal hand wash basin and a low level W.C this bathroom is partially tiled, has a rear facing window, grey tile effect laminate flooring and doors which lead to the bedroom and landing.



ATTIC ROOM 16'11" max x 14'5" max

Offering versatile additional space to the property this spacious attic room is accessed via fixed ladder style stairs and had angled ceilings, exposed beams and a Skylight window.



GARDEN

The low maintenance garden is partly laid with patio with decked areas either side and provides the perfect place to sit out. There is room for a garden shed, pots and planters and a door leads into the rear lobby.



FRONT

To the front of the property there is a good sized driveway providing off road parking.



MATERIAL INFORMATION

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

*Water supply & Sewerage-

*Electricity & Gas Supply -

*Heating Source -

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD 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

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.

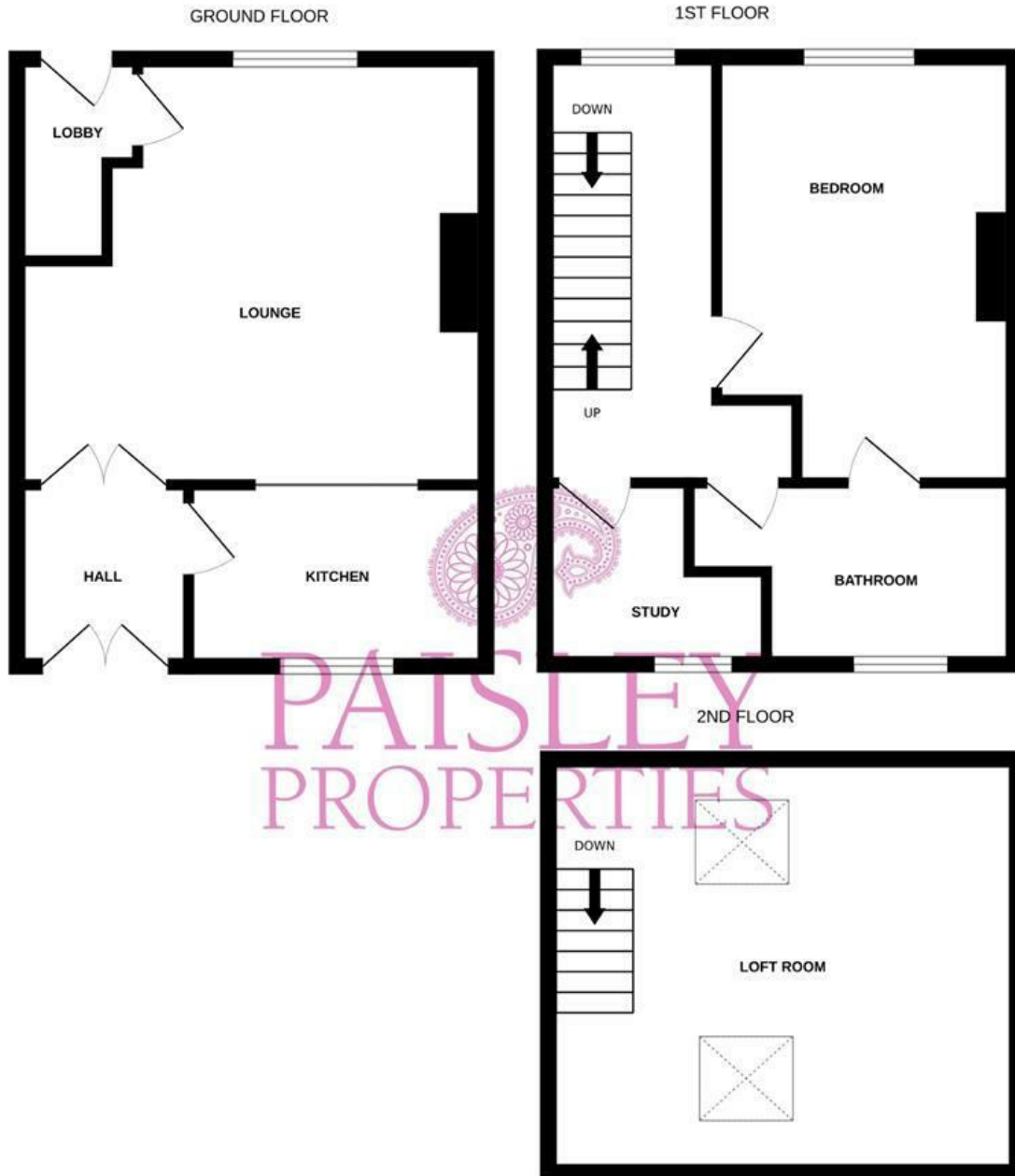
PAISLEY MORTGAGES

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 to arrange an appointment.

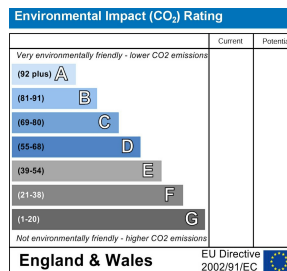
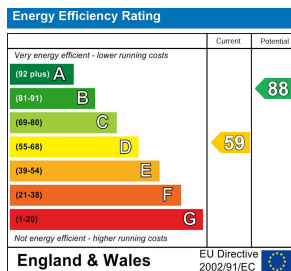
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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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