

59B Station Road,  
Skelmanthorpe HD8 9BA

OFFERS AROUND  
£425,000



THIS IMPRESSIVE THREE / FOUR BEDROOM NEW BUILD PROPERTY IS READY AND WAITING FOR YOU TO CHOOSE THE FINISHING TOUCHES AND COMES WITH GARDENS, PARKING AND A SINGLE GARAGE.

FREEHOLD / COUNCIL TAX TO BE CONFIRMED / ENERGY RATING:

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 8'0" apx x 7'4" inc stairs**

You enter the property through a composite door into a welcoming entrance hallway where there is a staircase ascending to the first floor, an under stairs cupboard and doors leading to the W.C and living dining kitchen.

### **LIVING DINING KITCHEN 24'5" max x 17'8" max**

Boasting an abundance of space for a range of living and dining room furniture this large L shaped open plan space provides the perfect sociable area for family time or entertaining friends. There is a beautiful fitted kitchen to one end with pale grey wall and base units, attractive wood effect work surfaces, a one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven, microwave, induction hob, extractor fan, fridge freezer and dishwasher. Dual aspect windows and French patio doors, which open to the rear garden, flood the room with natural light, there are ceiling spot lights and doors which lead to the entrance hall and utility room.





**UTILITY ROOM 8'4" apx x 5'11" apx**

This useful utility room has neutral wall and base units, a stainless steel sink and drainer with mixer tap and wood effect work surfaces. There are doors leading to the garage, living dining kitchen and an external door which opens to the garden.

**GROUND FLOOR W.C 6'5" apx x 3'9" apx**

Fitted with a low level W.C and pedestal hand wash basin with mixer tap and tiled splash back this handy cloakroom has a door leading to the entrance hall.



### **FIRST FLOOR LANDING 10'10" max x 13'5" max**

Stairs ascend from the entrance hall to the first floor landing where there is carpet underfoot and doors leading to the lounge/bedroom, further two bedrooms, house bathroom and storage cupboard.



### **LOUNGE / BEDROOM 16'6" apx x 11'8" max**

Generous in size this room is extremely versatile and would make a wonderful formal lounge or alternatively a fourth bedroom. There are two rear facing windows, spot lighting, carpeted flooring and a door which leads to the landing.



### **BEDROOM TWO 12'5" apx x 10'9" apx**

Positioned to the front of the house this double bedroom has a window overlooking the private driveway, carpeted flooring and a door which leads to the landing.



### **BEDROOM THREE 12'7" apx x 10'0" apx**

Another double bedroom this room has a rear facing window, carpet underfoot and door leading to the landing.



### **BATHROOM 8'8" apx x 7'10" apx**

Comprising of a contemporary three piece white suite including bath with shower over, wall hung vanity hand wash basin with drawer storage and a low level W.C this house bathroom is partially tiled in decorative wall and floor tiles, has a heated towel rail, obscure glazed front facing window, spot lighting and a door which leads to the landing.



## **SECOND FLOOR LANDING**

Stairs rise from the first floor landing to a second floor landing where there is a door leading to the master suite.

## **BEDROOM ONE 15'9" into eaves x 14'4" extending to 17'9"**

This well proportioned master bedroom has angled ceilings and a Velux window and offers plenty of space for freestanding furniture. An opening leads through to the dressing area.



## **DRESSING ROOM 8'7" apx x 6'2" into eaves**

Providing space for storage units or a dressing table this area is open to the bedroom and has a door leading to the en-suite shower room.

## **EN-SUITE 9'3" apx x 8'7" apx**

A luxurious en-suite this is fitted with a double walk in shower cubicle with mains shower, wall mounted vanity hand wash basin with drawer storage and low level W.C. The room has attractive wall and floor tiles, a heated towel rail, Velux window and spot lighting. A door leads to the dressing room.



### **PARKING AND GARAGE**

A private driveway for the development of only two houses leads down to the property's own parking space which sits in front of a single integral garage.

### **FRONT GARDEN**

To the front of the property is a lawned garden with box hedge border and a pathway leads round the side of the property to a rear garden.

### **REAR GARDEN**

This good sized rear garden has a patio ideal for out door furniture and a lawned garden.





## **BAILE HOMES**

### **WHO WE ARE:**

We are a privately owned home building company with a passion for creating quality homes in great locations.

We are proud of our Wakefield base which is excellently placed to develop some of the best locations throughout Yorkshire and beyond. Our small, experienced team pay special attention to detail and ensure our high standards are maintained

All of our individually designed new homes feature high quality materials which are carefully sourced to suit our developments. A Baile Home will always be finished to a high standard to offer a modern living space with traditional values. We hope you enjoy living in our homes as we enjoy creating them.

### **DETAIL:**

Every single Baile home is subject to exacting standards of workmanship with individually selected fixtures and finishes chosen to reflect the style and location of our developments.

### **FLEXIBLE:**

We aren't restricted by mainstream convention, we'll tailor your home to complement the environment while upholding the highest standards.

### **ECOLOGICAL:**

We only have one planet, we aim to improve it, not destroy it. If there's a more efficient way to achieve our standards, we'll find it.

### **PERSONABLE:**

We're a small team, we're home owners too. We give you the service and quality we'd like to receive.

### **SOCIABLE:**

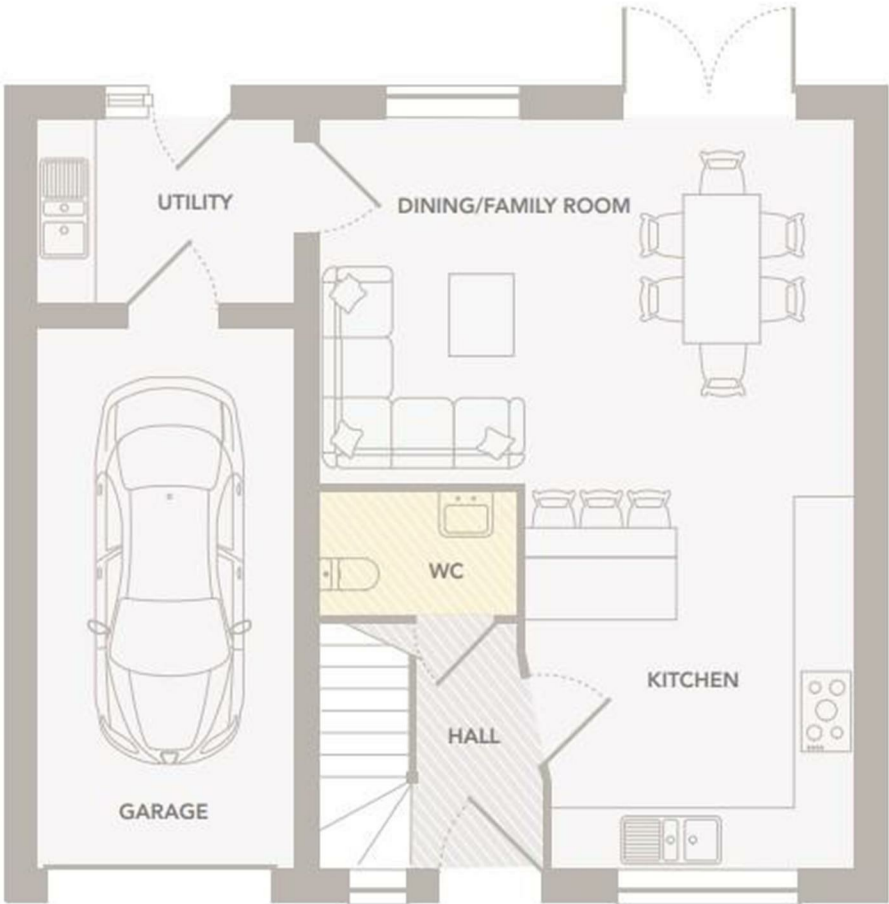
We know that houses don't make homes, people do. We create spaces that encourage interaction.

### **OUR VISION:**

To build you a home that you are proud to come home to...

**GROUND FLOOR**

PLOT 2



**GROUND FLOOR**

FIRST FLOOR



FIRST FLOOR

SECOND FLOOR



SECOND FLOOR

## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: TO BE CONFIRMED

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES COUNCIL TAX BAND TO BE CONFIRMED

PROPERTY CONSTRUCTION: STANDARD CONSTRUCTION

PARKING: OFF ROAD PARKING AND GARAGE

UTILITIES:

\*Water supply & Sewerage- MAINS WITH PUMP STATION

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile -

BUILDING SAFETY: N/A

RIGHTS AND RESTRICTIONS: SHARED DRIVE WITH 59A WHO ALSO HAVE ACCESS TO THE PUMP STATION

FLOOD & EROSION RISK: N/A

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE KNOWN

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: SKELMANTHORPE HISTORICALLY WAS A COAL 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**

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.

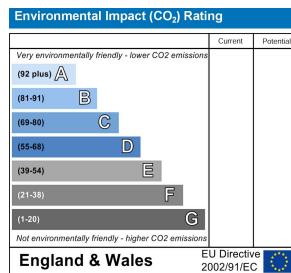
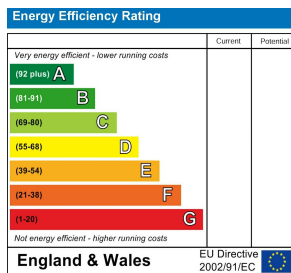
## **PAISLEY MORTGAGES**

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.



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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