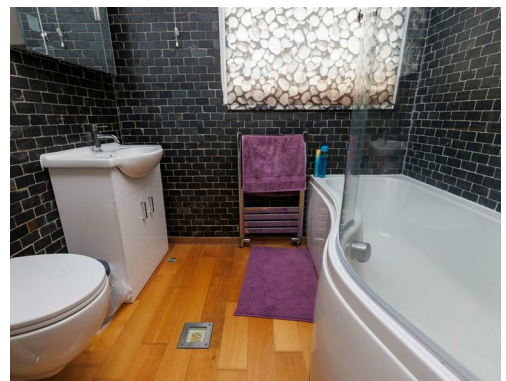


40 Dene Road,  
Skelmanthorpe HD8 9BU

£250,000



THIS SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY HAS SUPERB VIEWS,  
ENCLOSED REAR GARDEN, EXTENDED OFF ROAD PARKING AND A SINGLE DETACHED  
GARAGE.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: TBC

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 6'5" apx x 4'5" apx**

You enter the property through a part glazed uPVC door into this welcoming entrance hallway where there is space to remove and store coats and shoes. There is a PVC panel to the side of the door with obscure glazing, a staircase which ascends to the first floor landing and door which opens to the lounge.

### **LOUNGE 14'6" max x 14'5" apx**

This generously sized lounge provides ample space for a range of furniture and has a front facing window overlooking Dene Road. There is an archway through to the dining room creating really sociable open plan living space and solid wood flooring underfoot completes the room. A door leads to the entrance hallway.



### **DINING ROOM 10'1" apx x 8'9" apx**

A versatile addition space this room can comfortably accommodate a dining table and chairs or would alternatively be a superb home office or play room. The wood flooring continues through from the lounge, there is a glazed door with full height glazed windows either side which opens to the patio, an archway leading to the lounge and a door opening to the kitchen.



### **KITCHEN 11'8" max x 8'11" apx**

Positioned to the rear of the property this modern kitchen is fitted with wood effect wall and base units, roll top work surfaces, matching splashback and a black composite sink and drainer with black mixer tap. There is a fitted electric oven, four ring induction hob with black extractor over and space for a freestanding fridge freezer, washing machine and tumble dryer/dishwasher. The rear facing window provides wonderful views out over the garden, there is under unit lighting, vinyl flooring and a doorway which leads to the understairs cupboard/pantry offering additional storage for household items and neatly housing the property's central heating boiler. An internal door leads to the dining room and an external part glazed uPVC door opens to the garden.



### **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to the first floor landing where there is a side facing window with far reaching views over the rolling fields. A ceiling hatch provides access to the boarded loft space and doors lead to the three bedrooms, bathroom and airing cupboard.

### **BEDROOM ONE 12'3" max into door x 12'4" apx**

This well proportioned double bedroom has plenty of space for a range of freestanding bedroom furniture and is stylishly decorated with a feature wall. There is a front facing window which looks down the street and over the rooftops and a door leads to the landing. (Measurements reduce from 3.75 to 2.99)

**BEDROOM TWO 12'3" max into door x 9'5" apx**

Enjoying a fantastic view from the rear facing window over the fields this double bedroom is light and airy and has space for freestanding bedroom items. The room is decorated in grey tones and has a door leading to the landing. (Measurements reduce from 3.75 to 2.90)



**BEDROOM THREE 8'3" max x 6'9" max**

An L shaped room this single bedroom sits to the front of the property and would make a lovely child's bedroom or dressing room and is currently being used as a home office. There is a front facing window. neutral decor and a door leads to the landing.



### **BATHROOM 6'10" apx x 5'4" apx**

Fitted with a contemporary white three piece suite including P shaped bath with mains shower over and wall mounted chrome controls, a hand wash basin and mixer tap which sits upon a vanity unit and a wall hung, concealed unit W.C this bathroom also benefits from being fully tiled in attractive wall tiles. There is an obscure glazed rear facing window, spot lighting, further feature floor lights, wood flooring and a chrome heated towel rail. A door leads to the landing.



### **REAR GARDEN**

This fabulous enclosed rear garden has a patio adjoining the house, two further patios, one at the top of the garden, and a level lawn. The garden adjoins the neighbouring farmland fields, providing a place to sit and really appreciate the views. A gate leads to the driveway.





### **DRIVE AND GARAGE**

The driveway to the front of the property has been extended to create side by side parking. The driveway then extends up to the single detached garage which has an up and over door.





## **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 C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Off road parking

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations 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.

## **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.

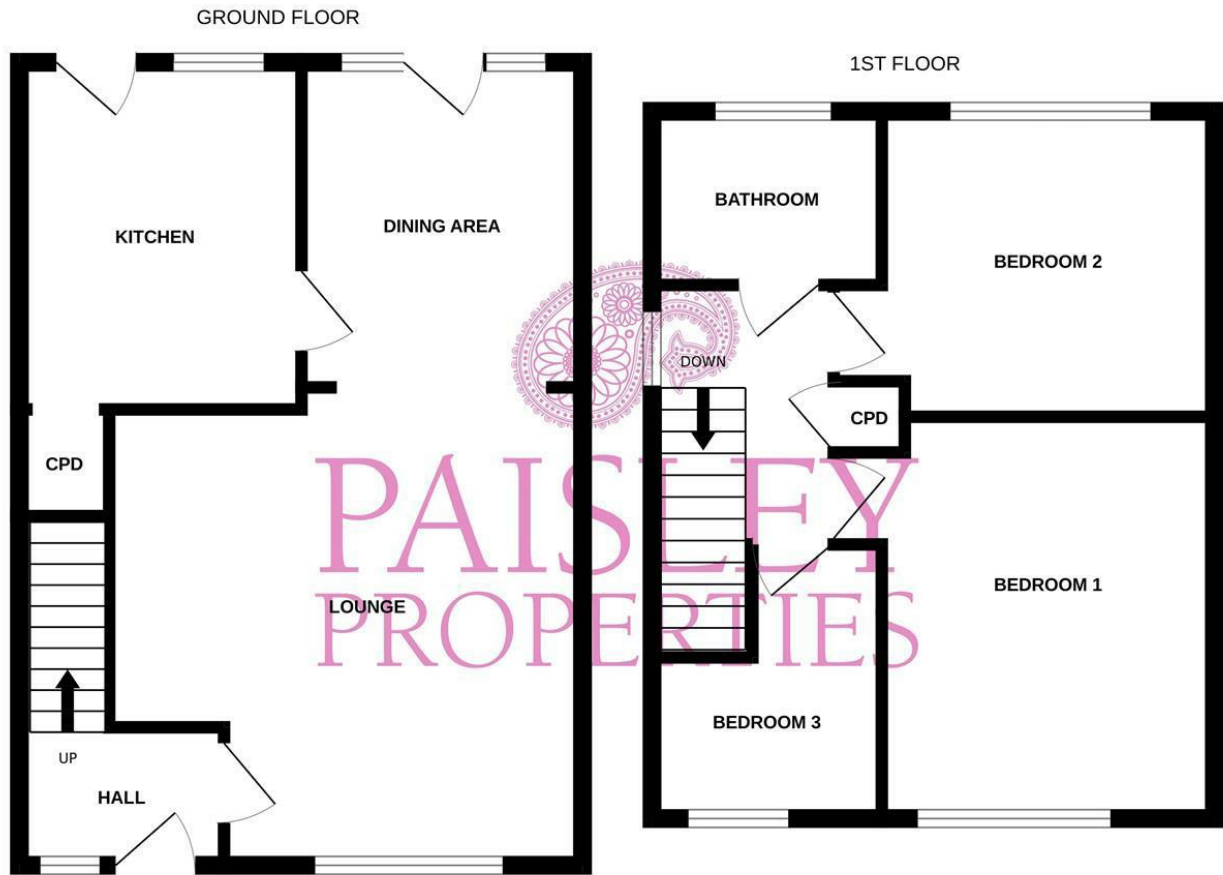
## **PAISLEY MORTGAGES**

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.

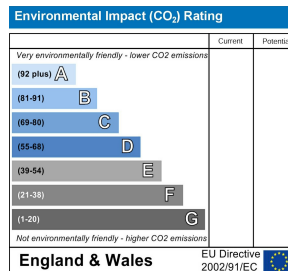
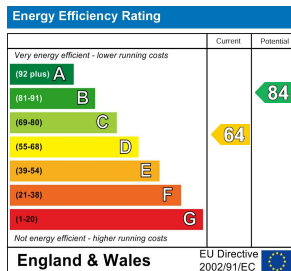
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



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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