

59A Station Road,  
Skelmanthorpe HD8 9BA

OFFERS AROUND  
£400,000



THIS IMPRESSIVE THREE / FOUR BEDROOM NEW BUILD PROPERTY IS READY AND WAITING FOR YOU! BOASTING ACCOMMODATION OVER THREE FLOORS, GARDENS, PARKING AND A SINGLE GARAGE.

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

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.

**DOWNSTAIRS 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 is 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 AREA 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.



## FLOORPLANS



## SPECIFICATION

### KITCHEN AND UTILITY

Fitted kitchen with a choice of door colours, laminate worktops and splashback, with a toughened glass splash back to the hob.

Quality brand integrated appliances: electric oven, built-in microwave, fridge / freezer, dishwasher, induction hob and extraction hood.

Utility rooms are pre-plumbed and wired for washer / dryers.

### BATHROOM AND EN-SUITE

Beautiful, contemporary suites with Hansgrohe taps and shower fittings.

Two drawer vanity units in the main bathrooms and en-suite, as well as anthracite grey heated towel rails.

Porcelanosa ceramic tiles include the full height to the shower areas and flooring.

Buyer's can personalise their homes with a choice from our selected range.

We've paid close attention to the layout throughout these two semi-detached homes, creating a large kitchen / dining / living space on the ground floor and a separate lounge on the first floor for when you need a little extra tranquillity.

At the top of the house, you'll find even more peace with a master bedroom, dressing area and en-suite.

## THE DETAILS

Die cast aluminium finish, low energy recessed LED downlights to the kitchen, dining / snug area, main bathroom, en-suite and master bedroom.

Shaver and electric toothbrush points to en-suite and bathroom.

Our homes are ready to move into with Sail White matt emulsion throughout, oak veneered doors with modern fixings and oak handrails to the staircase. A blank canvas for you add your individual style.

Double glazed PVCU windows and French doors.

External lighting to the front and rear of the property, plus external power supply.

Landscaped, planted and turfed front and rear gardens, plus outdoor tap.

So you'll be nice and warm in your new Baile Home, we'll fit an Ideal Logic combination boiler and white radiators, throughout.

All Baile Homes come with an NHBC 10 year build-mark warranty and for extra peace of mind we are also covered by the Consumer Code of Home Builders.

## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: To be confirmed.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band TBC

PROPERTY CONSTRUCTION: Standard brick and block. The property has a new build warranty on it through NHBC.

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: Shared driveway with 59b who also have access to the pump station

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 with a pump station

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

### **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 MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

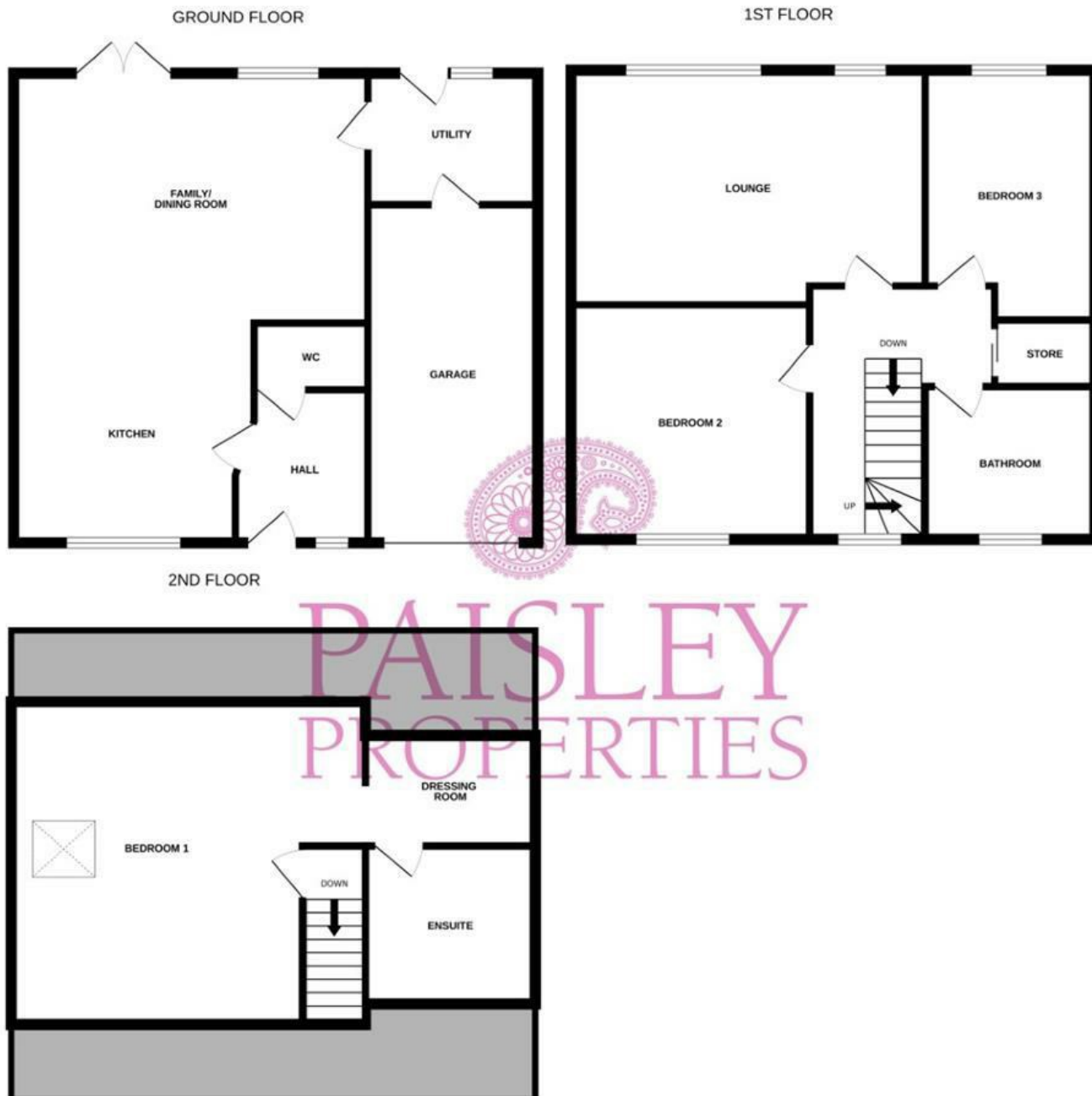


**PAISLEY PROPERTIES**

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 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.  
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

PAISLEY  
PROPERTIES