

Greystones 17 Lidgett Lane,
Skelmanthorpe HD8 9AQ

OFFERS AROUND
£325,000



**** NO ONWARD CHAIN**** RECENTLY RENOVATED THROUGHOUT TO AN IMPECCABLE STANDARD THIS EXTENDED TASTEFULLY DECORATED THREE BEDROOM SEMI-DETACHED PROPERTY IS JUST READY TO MOVE INTO AND OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS JUST PERFECT FOR MODERN LIVING. EXTERNALLY THE PROPERTY BENEFITS FROM DRIVEWAY PARKING, GARAGE AND AN ENCLOSED REAR GARDEN. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 12'3" x 5'11" max

You enter the property through a modern composite door into a bright and airy welcoming hallway which is neutrally decorated and has practical polished white porcelain tiles underfoot. Cupboards under the stairs offer storage and hide a downstairs guest W.C. A carpeted staircase with a white painted balustrade rises to the first floor landing and doors lead to the lounge and living kitchen.



LOUNGE 14'7" x 12'0" max

Located to the front of the property with a large bay window offering views of the street and allowing an abundance of natural light to flood in, this tranquil lounge is the perfect place to relax having neutral décor, ample space for lounge furniture and a stunning glass fronted gas fire in a white marble surround as a focal point. White wooden venetian blinds have been made to measure and offer privacy at night time whilst luxurious neutral curtains frame the window beautifully. Lighting has been cleverly designed and the room has not only recessed spotlights but also a central pendant light fitting. A door leads into the hallway.



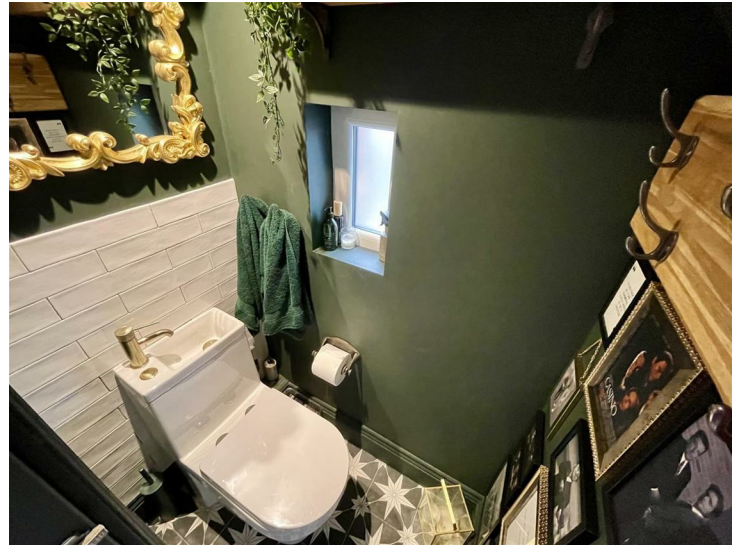
LIVING KITCHEN 17'3" x 17'5" max

Positioned to the rear of the property with large picture windows offering views out over the open space behind, this spacious living kitchen incorporates clean lines and is immaculately presented to incorporate a well appointed kitchen area, perfect for the keen chef along with a dining space and lounge area just perfect for entertaining and with a log burner in a tiled inglenook fireplace as a focal point this really is the heart of the home. The kitchen is fitted with dark grey matt base and wall units with attractive satin brass handles, contrasting white granite slim profile worktops and an inset sink and drainer with a satin brass tap which also dispenses boiling water. Cooking facilities comprise of an induction hob and a double electric fan oven. Integrated appliances include a dishwasher and tall fridge freezer. A central island unit houses the hob and offers extra storage and food preparation space. Recessed spots light the room beautifully and a low hanging satin brass light fitting over the island unit adding that special touch. Polished white porcelain tiles run underfoot complete with underfloor heating, this continues through the doorway which leads into the hallway.



DOWNSTAIRS W.C. 4'0" x 2'5" max

Sneakily hidden behind a concealed panel under the stairs is this compact but perfectly appointed guest W.C. which has a small obscure window allowing natural light to enter. It is fitted with a low level W.C. which has a hand wash basin with a satin brass mixer tap on top of the cistern which fills the cistern when used saving water. There are monochrome tiles underfoot. A door leads to the hallway.



FIRST FLOOR LANDING 8'7" x 7'5" max

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a side facing window. Doors lead to the two double bedrooms, bathroom and dressing area which in turn houses a staircase to the master bedroom.



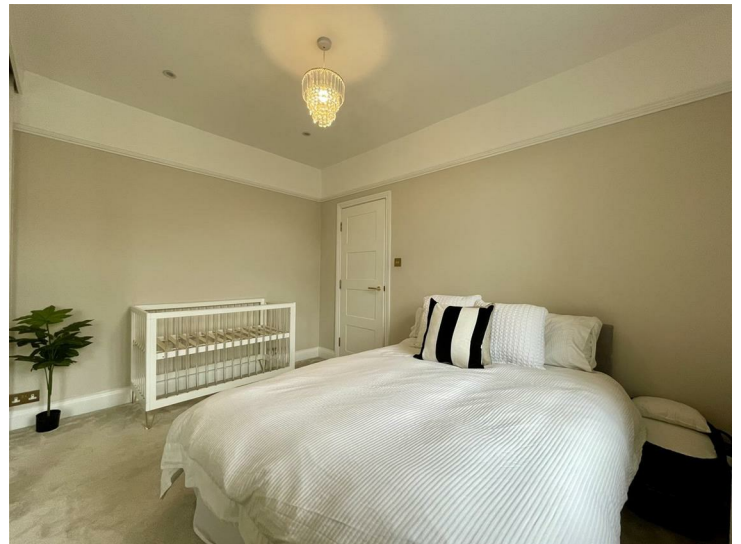
BEDROOM TWO 13'0" x 9'2" max

This good sized double bedroom can be found to the rear of the property with a window which has lovely far reaching views over the garden and village beyond. The room benefits from fitted wardrobes to one wall where the boiler is neatly hidden too. There is ample space for further items of bedroom furniture. The room is lit not only by spotlights to the ceiling but also a central pendant fitting. Neutral décor enhances the room's size and offers a tranquil retreat. A door leads to the landing.



BEDROOM THREE 10'11" x 12'2" max

Positioned to the front of the property with a window overlooking the quiet street, this light and airy double bedroom benefits from fitted sliding mirrored wardrobes to one wall which give an illusion of added space and provide a fabulous amount of storage. Neutral décor gives the room a calm feel and wooden blinds to the windows offer privacy. Again lighting is in the form of both recessed spotlights and a central light fitting. A door leads to the landing.



HOUSE BATHROOM 7'2" x 8'5" max

Beautifully presented, this contemporary bathroom is fitted with a freestanding monochrome bath tub with concealed taps, a vanity unit with drawers below an integral wash basin with mixer tap over and a low level W.C.. A walk in glass shower cubicle with a black ceramic floor is fitted with a ceiling mounted waterfall thermostatic mixer shower and a tiny obscure window provides a perfect ledge for storing showering essentials whilst allowing light to enter. A larger obscure window floods the room with natural light. Grey porcelain tiles adorn both the walls and the floor which benefits from under floor heating. A stunning illuminated mirror sits above the wash basin and a black heated towel radiator and spotlights and a central light to the ceiling completes the room. A door leads to the landing.



BEDROOM ONE 16'1" x 14'4" max

Nestled in the eaves and accessed via a staircase from the dressing area, this amazing master bedroom really has the wow factor being stylishly decorated and having gorgeous large windows which offer a panoramic vista over the rooftops and countryside beyond. Plastered alcoves offer built in shelving and a space accessed via openings either side of the bed gives plenty of storage space in the eaves. The super king size bed fits perfectly into this space and is available as part of the sale by negotiation. A door leads to the ensuite shower room.



ENSUITE 7'4" x 3'9" max

This boutique style ensuite shower room just oozes luxury having marble effect polished porcelain tiles to the walls and floor. It is fitted with a low level W.C., a vanity unit with hand wash basin and mixer tap over and a walk in glass shower cubicle equipped with a satin brass waterfall shower. An illuminated satin brass mirror, recessed spotlights and a satin brass heated towel rail completes the scheme. A tall window offers an abundance of natural light and a door leads into the bedroom.



REAR GARDEN

To the rear of the property and accessed via a set of steps is an enclosed rear garden which is currently lawned with a flagged border, it really offers a blank canvas ready to be landscaped. Secure storage spaces underneath both the house and the garden can be accessed from here.



FRONT, GARAGE & PARKING

To the front of the property is a stone wall enclosing a lawned garden with a paved area adjacent to the house. A driveway with parking for two vehicles runs along the side of the property to a single garage which has an up and over door, light, power and plumbing for a washing machine. A storage space under the garage can be accessed from a door in the garden.

~ Agent 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.

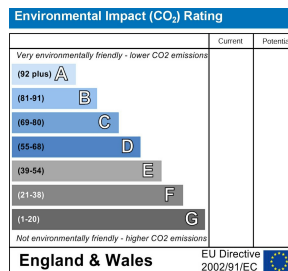
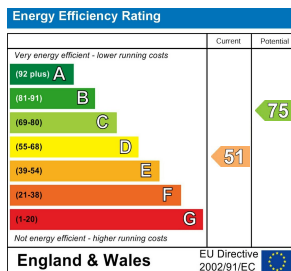
~ Paisley Mortgages ~

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 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.



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

