

11 Paddock Way,  
Skelmanthorpe HD8 9GW

OFFERS OVER  
£435,000



THIS IMMACULATE, FOUR BEDROOM DETACHED HOME BOASTS GENEROUSLY SIZED ROOMS, DETACHED GARAGE, SIDE BY SIDE OFF ROAD PARKING, BEAUTIFUL GARDENS AND SITS ON A CORNER PLOT.

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

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 8'7" apx x 6'8" apx**

You enter the property through a part glazed composite door into this welcoming hallway where there is plenty of room to remove coats and shoes. A handy storage cupboard allows you to hide away these belongings and a staircase ascends to the first floor landing. Matting to the doorway provides practical flooring and doors lead to the dining kitchen, lounge and downstairs W.C.

### **DOWNSTAIRS W.C 5'10" apx x 3'2" apx**

Neatly positioned off the hallway is this well appointed cloakroom which is fitted with a pedestal hand wash basin with mixer tap and tiled splash back and a low level W.C. There is quality vinyl flooring and a door which leads onto the hall.



### **LOUNGE 21'2" apx x 11'10" apx**

This large lounge offers plenty of versatility for furniture and benefits from dual aspect windows including a bay side facing window allowing natural light to flood in. The room is beautifully presented in neutral tones and has a door leading to the entrance hall.



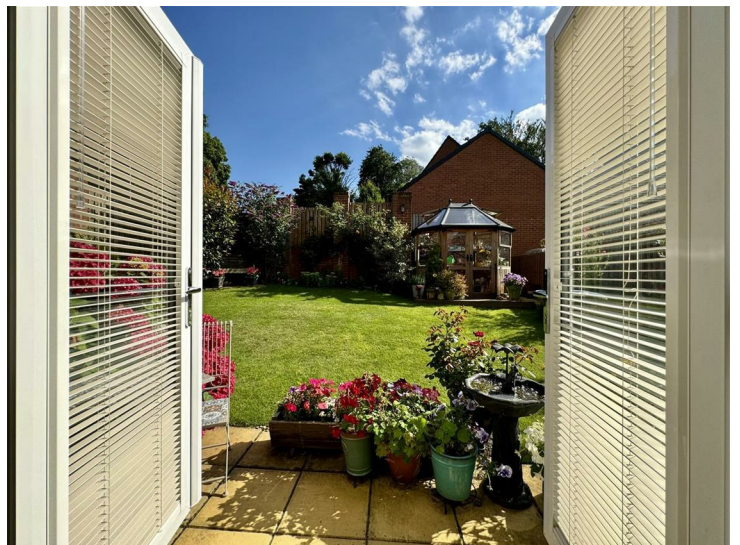


## DINING KITCHEN 21'1" apx x 15'8" apx

An impressive room with an abundance of space for a range of both dining room and living room furniture this open plan room also benefits from a large glazed bay window with wide patio doors which open onto the pretty garden alongside a further front facing window.

The kitchen is fitted with stylish taupe gloss wall and base units, roll top wood effect work surfaces with matching upstands and a stainless steel sink and drainer with a mixer tap alongside integrated appliances which include a double mid height electric oven, five ring gas hob, extractor fan, fridge, freezer and dishwasher.

The room is perfect for entertaining and family time, enjoying a very sociable feel. As the room is south facing it is bright and airy, nicely decorated, enjoys wood effect Amtico flooring and doors which lead to the utility room and entrance hall.





## UTILITY ROOM 6'0" apx x 5'8" apx



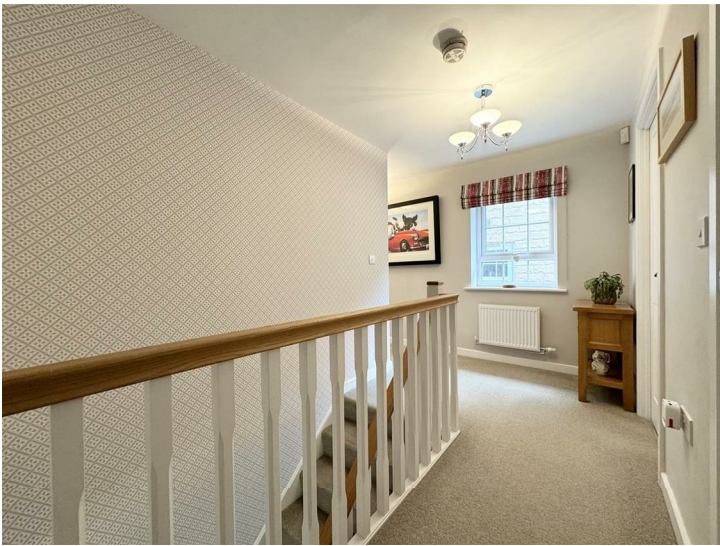
A thoughtfully positioned and designed room this utility sits off the kitchen with an external rear door. There are taupe gloss wall and base units providing extra storage, roll top wood effect work surfaces and upstands, alongside space for a washing machine and tumble dryer. The property's central heating boiler is neatly tucked away in the corner and the wood effect Amtico flooring continues from the kitchen.

As aforementioned a glazed external door opens to the rear of the property and internal doors leads to the kitchen and store cupboard.

## FIRST FLOOR LANDING 13'9" max x 11'11" max

Stairs ascend to the L shaped first floor landing where there is a rear facing window which allows natural light to cascade across the landing and down the stairs. There are doors leading to the four bedrooms, bathroom and airing cupboard. There is a ceiling hatch and ladder which provides access to the part boarded loft space.





**BEDROOM ONE 17'9" into the door x 11'8" max**

Exceptionally spacious this master bedroom can easily accommodate a range of free standing bedroom furniture and also offers built in wardrobes with mirrored sliding doors within a dressing area. There are dual aspect windows, the side one looking over the garden and the front facing one looking over the developments green space and mature trees. Doors lead to the en-suite and landing.





**EN-SUITE 6'5" apx x 4'3" apx**

Fitted with a modern three piece suite including double shower cubicle with mains fed shower, pedestal hand wash basin with mixer tap and low level W.C this room is partially tiled in attractive wall tiles, has an obscure glazed side facing window, wood effect vinyl flooring and a door which leads to the bedroom.

**BEDROOM TWO 12'3" max x 10'5" + wardrobes**

This is a charming double bedroom is elegantly presented and offers ample room for bedroom furniture items in addition to the bank of fitted wardrobes. There is a front facing window with leafy outlook and a door which leads to the landing.





**BEDROOM THREE 12'3" apx x 8'10" apx**

Another generous double bedroom, currently being used as guest bedroom, is well presented and has fitted wardrobes and dressing table. A side facing window looks out over the street and a door leads onto the landing.



**BEDROOM FOUR 8'4" apx x 6'8" apx**

Positioned to the front of the property this single bedroom would make an ideal nursery/child's bedroom or study. There is a front facing window, built in storage cupboard/wardrobe space and a door which leads to the landing.





### **BATHROOM 6'8" apx x 6'0" apx**

This contemporary house bathroom comes with an immaculate three-piece white suite including a full size bath, pedestal hand wash basin with a mixer tap and low level W.C. It also features decorative wall tiles, a chrome heated towel rail, an obscured glazed rear facing window and vinyl wood effect flooring. A door leads onto the landing.



### **DRIVE AND GARAGE**

To the side of the property there is a double width driveway which sits in front of a larger than standard single detached garage which has an up and over door, light, power and an electric car charging point. A loft space is also partly boarded for storing lighter items. A gate provides access to the side steps which lead down into the garden.

### **FRONT AND SIDE**

The property sits on a corner plot with grass and hedge borders.





## GARDEN

This garden has been lovingly landscaped to create secluded seating areas, a timber framed summerhouse/greenhouse and a good size lawn. The garden is surrounded by well stocked flower beds, bursting with beautiful colour in the summertime. There is outside lighting, power and water supply.





## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND E

PROPERTY CONSTRUCTION: BRICK AND BLOCK

PARKING: DRIVE AND GARAGE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS

\*Broadband & Mobile - HIGH SPEED AVAILABLE

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NO

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA: Skelmanthorpe is a historic 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.

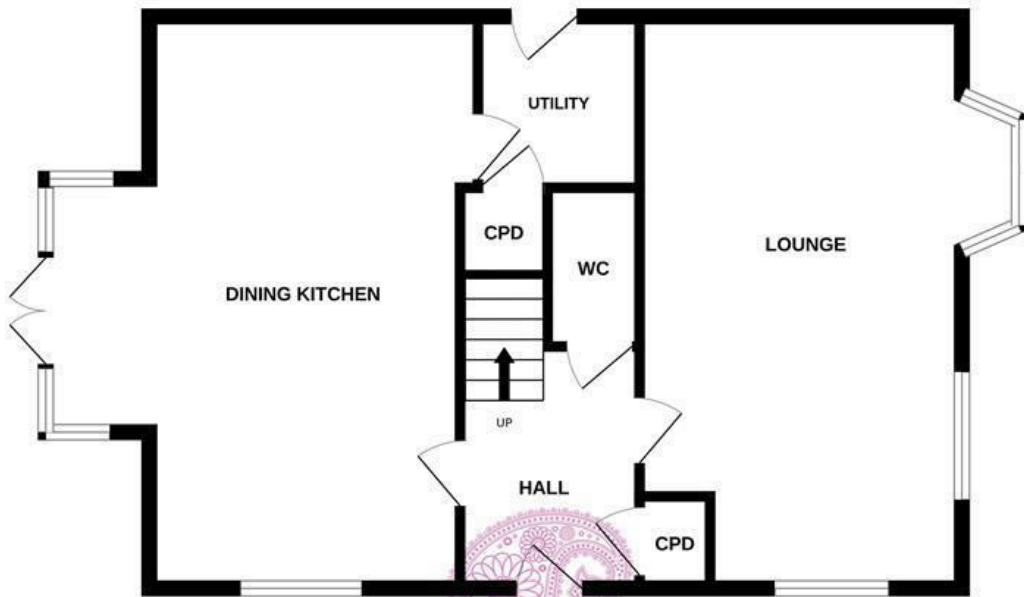
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



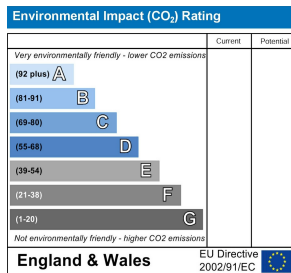
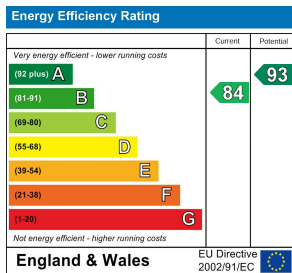
GROUND FLOOR



1ST FLOOR



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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