

9b Strike Lane,  
Skelmanthorpe HD8 9AY

OFFERS AROUND  
£325,000



THIS FANTASTIC FOUR BEDROOM DETACHED NEW BUILD PROPERTY HAS  
PARKING, ENCLOSED GARDEN, SUPERB VILLAGE LOCATION AND VIEWS.

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

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 12'10" apx x 6'1" inc stairs**

You enter the property through a composite door with side glazed panel into this welcoming entrance hallway where there is space to remove outdoor coats and shoes and an understairs cupboard provides room to store them away. A staircase with stylish black balustrade ascends to the first floor landing, there is carpeted flooring underfoot and doors lead to the living dining kitchen and downstairs W.C.



### **LIVING DINING KITCHEN 31'0" max x 17'6" max**

Spanning the full depth and width in parts, this superb open plan room really is the perfect place for family time or entertaining friends.

The kitchen is fitted with midnight blue wall and base units, a contrasting grey worktop and upstands, black one and a half bowl sink and drainer and mixer tap. Integrated appliances include fridge freezer, electric single oven, four ring induction hob, black extractor fan, washing machine and dishwasher. There are spot lights to this area.

The room then opens into a large L shape and has an abundance of space for a dining table, chairs and lounge furniture.

A wood panel media wall with built in storage creates a lovely feature, there are windows to three elevations, patio doors which open to the garden, and wood effect LVT flooring completes the room. A door opens to the entrance hall.





### **DOWNSTAIRS W.C 6'1" max x 3'3" apx**

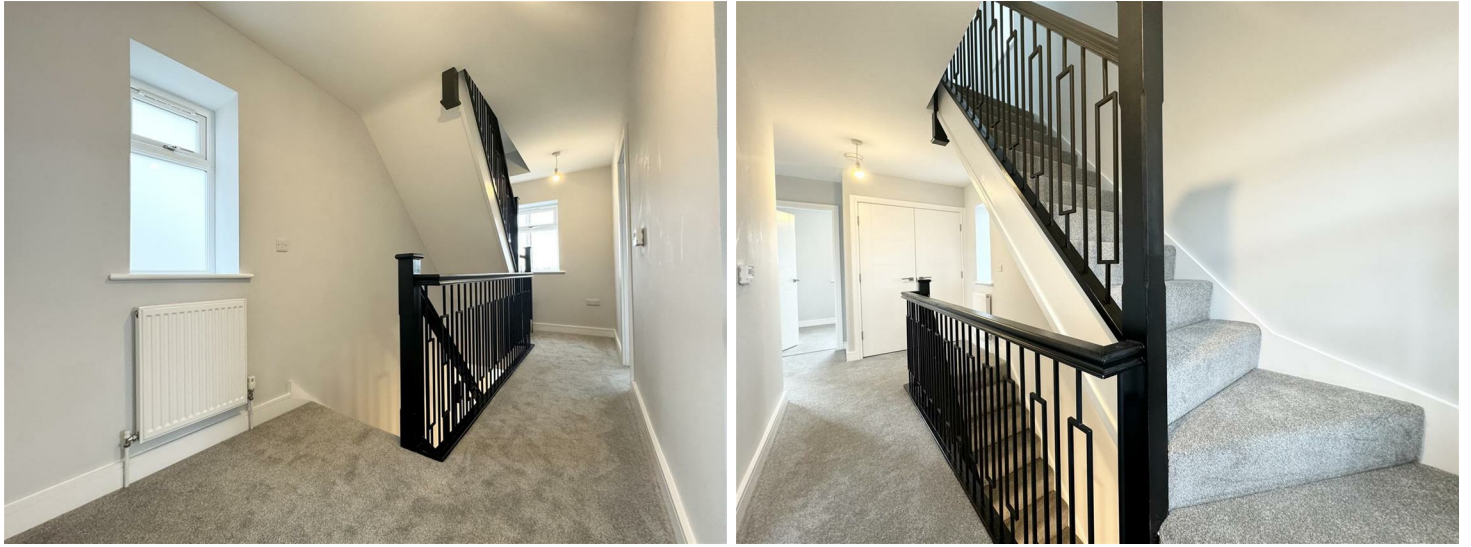
Conveniently positioned off the hallway this ground floor cloak room is fitted with a wall mounted hand wash basin with mixer tap and a low level W.C. There is a tiled splash back, spot lighting, chrome heated towel rail, vinyl parquet effect flooring and a door leading to the entrance hall.





### **FIRST FLOOR LANDING 16'2" max x 14'0" max**

Stairs rise to the first floor landing where there are dual aspect windows allowing natural light to flood the staircases, double doors open to a storage cupboard, ideal for household items and which also neatly houses the property's central heating boiler, and further doors which lead to the three bedrooms and house bathroom. A further staircase, with black balustrade which continues from the landing, ascends to the second floor landing and there is carpeted flooring.



### **BEDROOM TWO 11'8" apx x 10'11" apx**

A good sized double bedroom this room sits to the front of the property with a window overlooking Strike Lane, is neutrally decorated, has carpeted flooring and a door which leads to the landing.

### **BEDROOM THREE 12'4" apx x 8'0" apx**

Another generous double bedroom, this has a rear facing window which enjoys far reaching views over the neighbouring fields and beyond. Decorated in neutral tones with carpet underfoot the room has a door leading to the landing.

### **BEDROOM FOUR 8'10" apx x 8'0" apx**

This well proportioned fourth bedroom could comfortably accommodate a range of bedroom furniture, has a rear facing window with lovely views, carpeted flooring and a door leading to the landing.



### **HOUSE BATHROOM 10'11" max x 6'1" apx**

Comprising of a contemporary four piece white suite including bath with mixer tap, separate shower cubicle with mains fed dual head shower and glazed door, wall mounted hand wash basin with mixer tap and a low level W.C the room is partially tiled in decorative marble effect wall tiles, has spot lighting, side facing obscure glazed window, chrome heated towel rail and parquet effect vinyl flooring. A door leads to the landing.



## **SECOND FLOOR LANDING**

Stairs ascend from the first floor landing to a small second floor landing which has a side facing obscure glazed window and door leading to the master suite.

## **BEDROOM ONE 16'2" apx x 14'0" apx**

Tucked away on the second floor this king size bedroom is a sanctuary away from the rest of the house and has angled ceilings, a Velux window, is decorated in neutral tones with carpeted flooring and has doors leading to the second floor landing and en-suite.



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

Fitted with a modern three price white suite comprising of a curved corner shower cubicle with mains fed dual head shower and glazed screen, a wall mounted hand wash basin with mixer tap and low level W.C, the room has attractive marble effect wall tiles, a Velux window, chrome heated towel rail and vinyl parquet effect flooring. A door leads to the bedroom.



**FRONT /DRIVE**

To the front of the property is a wide driveway offering off road parking for multiple vehicles with electric car charging point. There is outside lighting and access down the side of the property to the rear garden.

**REAR GARDEN**

Fully enclosed this wonderful garden has a patio area suitable for outdoor furniture and a level lawn. The garden adjoins neighbouring greenbelt land and has a gate providing access to the side lane.







## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: Written into the title there is a condition that should the area of neighbouring drive, of which 9b has access over, require maintenance the cost is to be shared.

COUNCIL AND COUNCIL TAX BAND: STILL TO BE BANDED

PROPERTY CONSTRUCTION: STANDARD.

PARKING: OFF ROAD PARKING AND ELECTIC CAR CHARGING POINT.

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains - the property is also fitted with Solar Panels.

\*Heating Source - Gas central heating.

\*Broadband & Mobile - Fibre

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: There is a right of access over the neighbouring driveway to the off road parking of 9b. The legal boundary can be seen in white curbstone marking within the tarmac.

FLOOD & EROSION RISK: The property is not in a know floor risk area.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: There are no planning applications the vendors are aware of.

PROPERTY ACCESSIBILITY & 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**

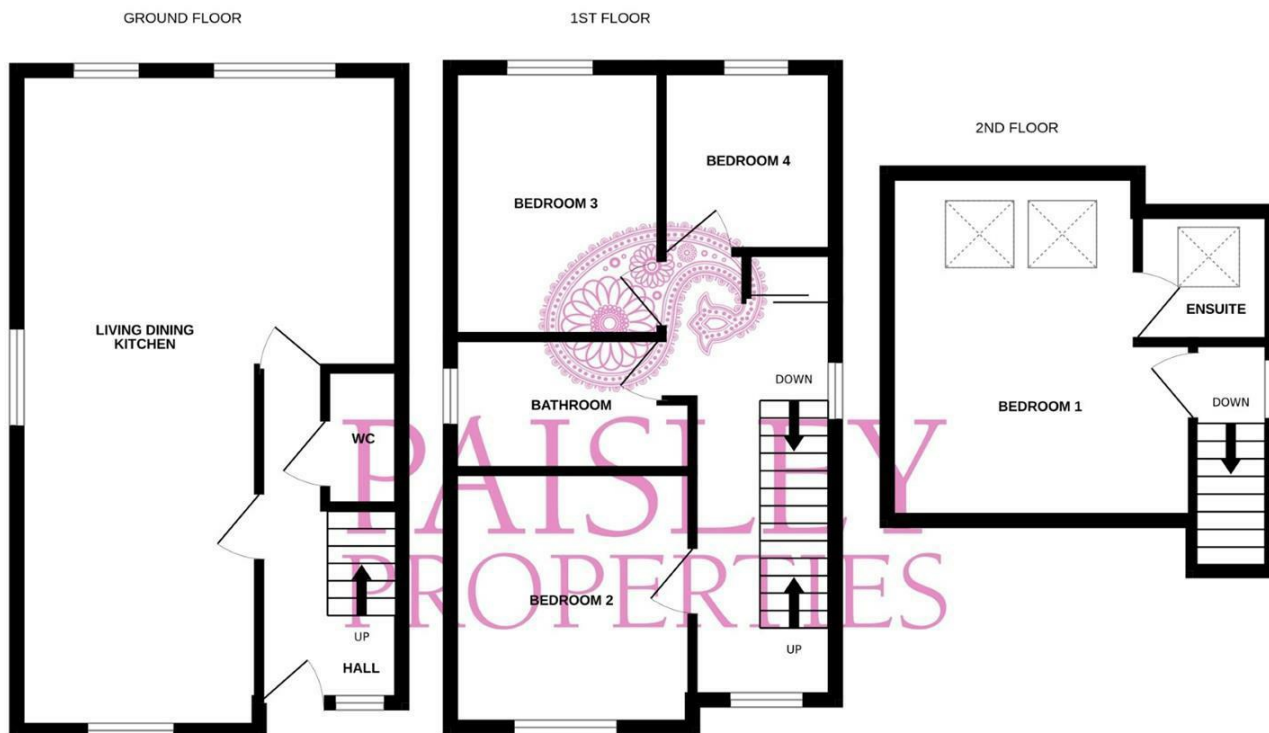
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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.





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

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