

3 Dale Street,
Skelmanthorpe HD8 9BQ

OFFERS AROUND
£140,000



THIS CHARMING TWO BEDROOM COTTAGE BENEFITS FROM GOOD SIZED ROOMS AND NEUTRAL DECOR THROUGHOUT AND IS LOCATED ON A QUIET STREET WITH OFF ROAD PARKING AND FRONT AND REAR GARDENS.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed uPVC door into an entrance hall which has space for coat and shoe storage. There is tiled flooring, a staircase ascends to the first floor landing and an attractive part glazed door leads through into the lounge.

LOUNGE 18'1" max x 14'9" max

This good sized lounge has ample space for living room and dining room furniture. There is a feature fireplace with gas fire and pendant ceiling light. The room is flooded with natural light from the front and rear facing window and the room has a open and airy feel. A part glazed door leads through to the entrance hall and a second door leads through to the kitchen.



KITCHEN 10'7" x 5'10"

Positioned to the rear of the cottage the kitchen is fitted with white wall and base units, roll top work surfaces, tiled splash backs, sink and drainer and cooker with hob. There is space for a free standing fridge freezer and washing machine. The room has tiled flooring, an obscure glazed window, uPVC part glazed external door which leads to the back yard and internal doors which lead to the lounge and cellar.



CELLAR

Steps lead down to the cellar which houses the gas and electric meters.

FIRST FLOOR LANDING

From the entrance hall stairs ascend to the spacious first floor landing. Doors lead into the two bedrooms and house bathroom. The stairs and landing are carpeted with a ceiling light.

BEDROOM ONE 11'10" x 10'5"

This lovely double bedroom has a front facing window which provides a pleasing street view and fills the room with natural light. There is ample space for free standing furniture and a useful alcove perfect for wardrobes or chest of drawers. A door leads onto the landing.



BEDROOM TWO 8'6" x 7'1"

This single bedroom is positioned to the front of the house and has a front facing window with views over the front garden. There is a useful inbuilt storage cupboard over the bulk head and a door leads onto the landing.



BATHROOM 10'5" x 5'10"

This attractive house bathroom has a white three piece suite including, bath with shower over, hand wash basin and low level W.C. The room is partially tiled with mosaic effect tiles, there is lino flooring and an obscure glazed rear window. There is a cupboard which houses the property's central heating boiler and door which leads onto the landing.



FRONT AND DRIVE

To the front of the property there is off road parking for one vehicle. A path leads up to the front door and there are two good sized flower beds and a patio area suitable for housing a table and chairs if required.

REAR

To the rear of the property is a yard space with a brick built outhouse.

MATERIAL INFORMATION

TENURE:FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE

PARKING: OFF ROAD PARKING

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile - ULTRAFAST AVAILABLE - LIMITED COVERAGE

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: RIGHT OF WAY TO REAR

FLOOD & EROSION RISK: POTENTIAL OF SURFACE WATER FLOODING IN LOCAL VICINITY - VERY LOW RISK FROM RIVERS AND SEA (GOVERNMENT WEBSITE)

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NO

PROPERTY ACCESSIBILITY & ADAPTATIONS: NO

COAL AND MINEFIELD AREA: NO

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.

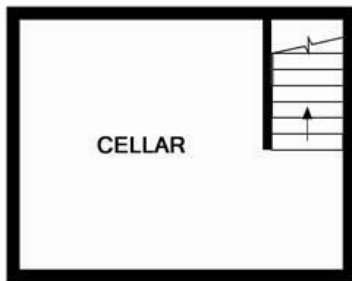
PAISLEY MORTGAGES

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 to arrange an appointment.

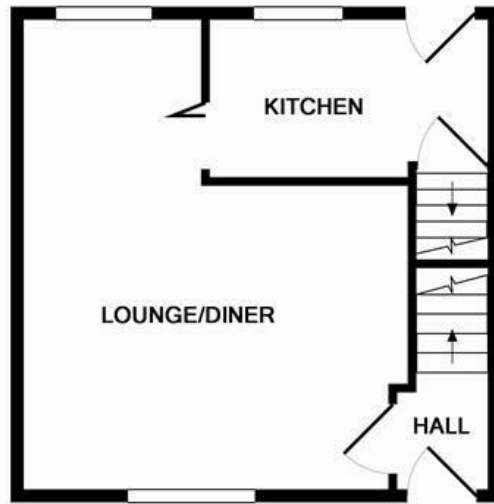
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

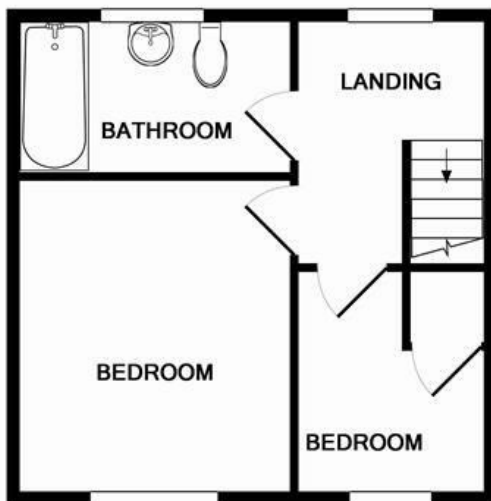
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



BASEMENT LEVEL
APPROX. FLOOR
AREA 124 SQ.FT.
(11.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

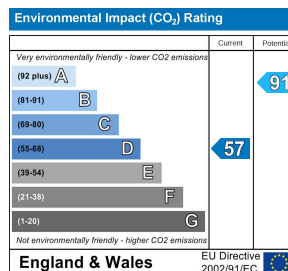
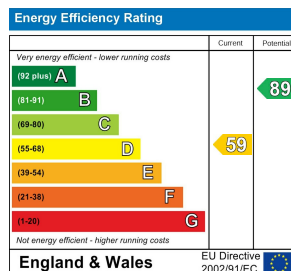


1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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