

Cranford 157 Commercial Road,
Skelmanthorpe HD8 9DX

OFFERS AROUND
£360,000



JUST OOZING STYLE AND CHARACTER. THIS TASTEFULLY DECORATED SEMI-DETACHED THREE BEDROOM FAMILY HOME REALLY DOES NOT NEED TO BE VIEWED TO BE FULLY APPRECIATED AND OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS. EXTERNALLY THE PROPERTY BOASTS AN ENCLOSED PRIVATE REAR GARDEN AND GATED DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

PORCH 3'8" x 6'7" max

You enter the property through a part glazed timber door into an entrance porch which has practical terracotta tiles underfoot and room to remove outdoor clothing and shoes on arrival. A door leads into the dining kitchen.

DINING KITCHEN 11'10" x 13'11"

Flooded with natural light from sash windows to dual aspects, this charming dining kitchen has been recently fitted with marine blue base and wall units, 30mm white quartz worktops and upstands and a Belfast sink with a brass mixer tap. There is space in the chimney breast to accommodate a range cooker with an integrated extractor fan with an attractive tiled splashback. Integrated appliances include a dishwasher and a tall fridge with an ice box. There is solid wood flooring underfoot and ample space to accommodate a dining table. Staircases lead up to the first floor and down into the basement and doors lead to the lounge and porch.



LOUNGE 11'11" x 16'11" max

This welcoming lounge is light and airy having sash windows to the front and French doors which open onto a balcony overlooking the rear garden and offering far reaching countryside views. A cast iron open fireplace sits on a stone hearth with a grey painted surround acting as a stunning focal point in the room. There is an abundance of space for lounge furniture and neutral carpet underfoot. A door leads to the dining kitchen.



BASEMENT AREA 6'3" x 21'0" max

A carpeted staircase descends from the dining kitchen to the basement corridor which has a tiled floor in a neutral shade. Rustic timber doors to one end hide a utility cupboard where there is plumbing for a washing machine, the property's recently installed combi boiler and space for storing household items whilst the other end opens up to a home office area. Three rear facing sash window allow natural light to enter. A large opening with exposed timbers leads to a cosy snug and an external door leads out to the garden.



HOUSE BATHROOM 9'7" x 8'9" max

Beautifully equipped with period features this gorgeous bathroom has striking décor and is fitted with a blue and white cast iron bath tub with claw feet, a white chunky Victorian hand wash basin and a high level wooden cistern W.C. alongside a step in shower enclosure with cream mosaic tiles to the walls and a thermostatic mixer shower. Ceramic tiles run underfoot and there are spotlights to the ceiling. A built in cupboard offers some storage. A door with a decorative glass 'BATHROOM' motif leads to the corridor.



SNUG 9'0" x 8'4"

Tucked away in the basement this fabulous snug makes the perfect place for relaxing and watching the TV, a truly versatile space it benefits from built in cupboards to one wall for storage and has space to accommodate lounge furniture. It has exposed timbers adding character, tiles underfoot and spotlights to the ceiling. A large square archway opens into the basement corridor where sash windows looking out to the garden allow natural light to enter.



FIRST FLOOR LANDING 2'8" x 14'3" max

A carpeted staircase with an ornate wooden painted balustrade ascends to the first floor landing which is light and airy courtesy of an obscure side facing sash window. A hatch offers access to the loft which is partly boarded with a light. Doors lead to the three bedrooms and W.C.,.



BEDROOM ONE 10'0" x 13'5" max

Positioned to the front of the property with a sash window offering views out to the street below, this striking tastefully decorated double bedroom is well presented and has the most attractive decorative cast iron fireplace to one wall. A picture rail and exposed roof timbers add extra character. A large alcove provides the perfect home for a wardrobe and there is further space for freestanding bedroom furniture items. A door leads to the landing.



BEDROOM TWO 10'8" x 10'1" max

This second double bedroom can be found to the front of the property, again with a sash window overlooking the street below. It is neutrally decorated with a black modern utility style light fitting and carpet underfoot. There is ample space for freestanding furniture. A door leads to the landing.



BEDROOM THREE 11'8" x 6'6" max

With attractive sloped ceilings and spotlights, this fabulous third bedroom enjoys far reaching countryside views from its rear facing sash window, It benefits from a vanity hand wash basin with storage underneath and a patterned tiled splashback and would alternatively make a fabulous nursery or studio space. A door leads to the landing.

W.C. 3'2" x 4'5"

Small but perfectly formed and fitted with a very special 'The Silent Harriap' timber high cistern W.C. alongside a tiny corner hand wash basin with tiled splashback, this separate W.C. really needs to be viewed to be fully appreciated. There is patterned tile effect flooring underfoot. A small sash window allows natural light to enter and a door leads to the landing.



REAR GARDEN

To the rear of the property and accessed via a set of steps to the side this lovely garden has well established shrubs and trees, a decking area to the end and a lawned area. There is a shed for storage of garden items and a small patio area next to it which is used as a seating area by the current owners.



FRONT & PARKING



To the front of the property protected from the roadside by a large timber gate is a block paved cobble type driveway providing parking.

VIEWS



MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band B

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

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

Electricity - Mains

Heating Source - Mains Gas Central Heating and Open Fire

Broadband - Suggested speeds up to 100mbps

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 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.

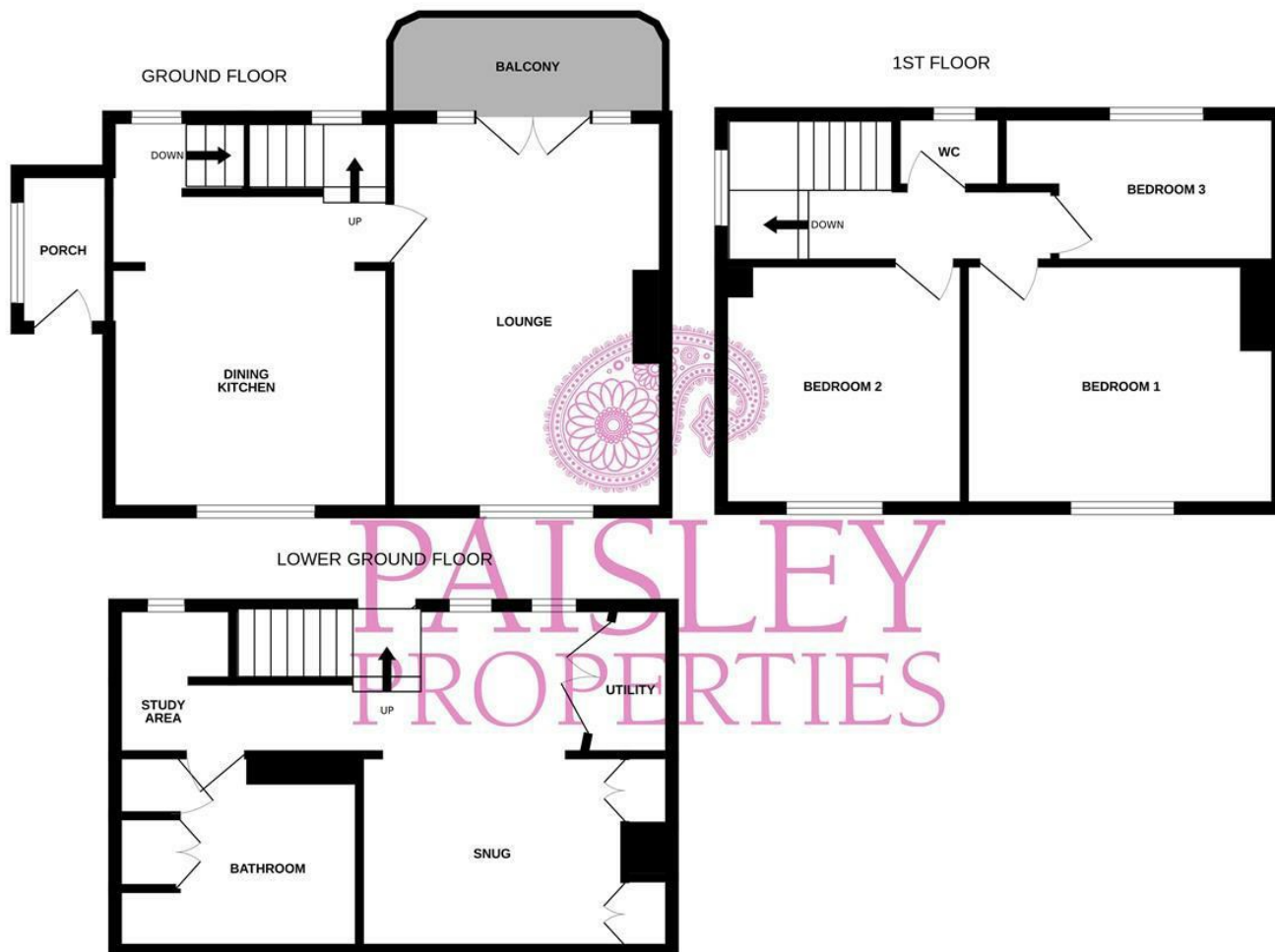
PAISLEY MORTGAGES

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 to arrange an appointment.

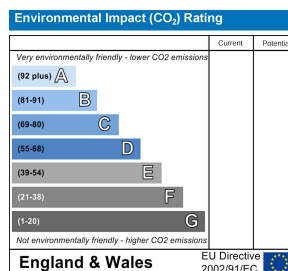
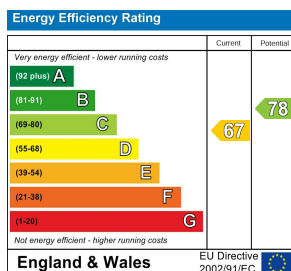
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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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

