

19 Score Croft,  
Skelmanthorpe HD8 9EA

OFFERS AROUND  
£270,000



**\*\* NO ONWARD CHAIN\*\* THIS FABULOUS TWO/THREE BEDROOM LINK DETACHED PROPERTY HAS BEEN LOVINGLY CARED FOR AND UPDATED OVER THE YEARS AND IS JUST READY TO MOVE INTO. IT BENEFITS FROM A LOW MAINTENANCE WRAP AROUND TERRACED GARDEN WITH SHEDS FOR STORAGE, A DETACHED SINGLE GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES. FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC**

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 18'4" x 3'2" max**

You enter the property through a rosewood effect uPVC door into a welcoming carpeted hallway. There is ample space to remove coats and shoes on arrival. Door lead to the dining room, kitchen, lounge and ground floor bedroom.

### **DINING ROOM / BEDROOM THREE 9'3" x 8'11" max**

Neutrally decorated, this versatile downstairs room is currently used as a dining room but could be used as the third bedroom. It has a window allowing natural light to flood in and looking out to the quiet street. A door leads to the hallway.



### **KITCHEN 7'5" x 9'3" max**

Located to the front of the property and benefitting from windows to dual aspects, this modern kitchen is fitted with cream base and wall units, dark laminate roll top worktops, neutral tiled splashbacks and a black one and a half bowl sink with a satin chrome mixer tap. Cooking facilities comprise of a double electric oven and a gas hob with a concealed extractor fan over. Integrated appliances include an under counter fridge and a slimline dishwasher and there is space and plumbing for a washing machine. Polished black porcelain tiles adorn the floor and a central spotlight fitting completes the room. A door leads to the hallway.



### **BEDROOM ONE 12'3" x 11'3" max**

Located towards the rear of the property with a large window overlooking the garden, this generous double room benefits from smoked glass mirror door sliding wardrobes to one wall. There is further space to accommodate freestanding items of furniture. Doors lead to the ensuite and hallway.



### **ENSUITE 3'2" x 7'11" max**

This contemporary ensuite shower room is fitted with a maple vanity unit incorporating storage cupboards with a concealed cistern W.C. and a hand wash basin with a mixer tap. A step in shower enclosure is equipped with a thermostatic mixer shower. Beige tiles adorn the walls and co-ordinating ceramic floor tiles run underfoot. A chrome heated towel rail completes the scheme. A door leads to the bedroom.



### **LOUNGE 14'5" x 13'0" max**

Flooded with natural light from sliding patio doors which provide access to the rear garden, this gorgeous lounge is neutrally decorated and has an electric coal effect fire with a marble hearth and surround as a focal point. There is ample space for lounge furniture and a low level under stairs cupboard provides some built in storage for household items. A carpeted staircase with a dark wood balustrade ascends to the first floor landing. A door leads to the hallway.

### **FIRST FLOOR LANDING / STUDY 7'8" x 8'7"**

A carpeted staircase ascends to the first floor landing which is spacious enough to accommodate a desk for use as a home office. Doors lead to the bathroom and bedroom.



**BEDROOM TWO 12'9" x 10'4" max**

Nestled in the eaves and having sloped ceilings this good sized double bedroom has plenty of space for freestanding items of bedroom furniture. A front facing window offers views out to the quiet street. A door leads to the landing.



**HOUSE BATHROOM 7'5" x 6'11" max**

This contemporary bathroom is fitted with a three piece white suite comprising of a pedestal wash basin, a low level W.C. and a bath with a mixer shower attachment. A large built in cupboard provides storage for bathroom essentials. An obscure window allows natural light to enter and a door leads to the landing.



## REAR GARDEN

To the rear of the property is a low maintenance enclosed paved patio adjacent to the house with a raised brick built bed to one side which is planted with well established shrubs. Steps lead down to a further paved area with a garden shed for storage and a lawn which stretches round the side of the property to the front where there is a second garden shed.



## **FRONT & PARKING**

A wide driveway offers parking for multiple vehicles and leads to a single garage which has an up and over door, light and power.

## **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 C

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

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.

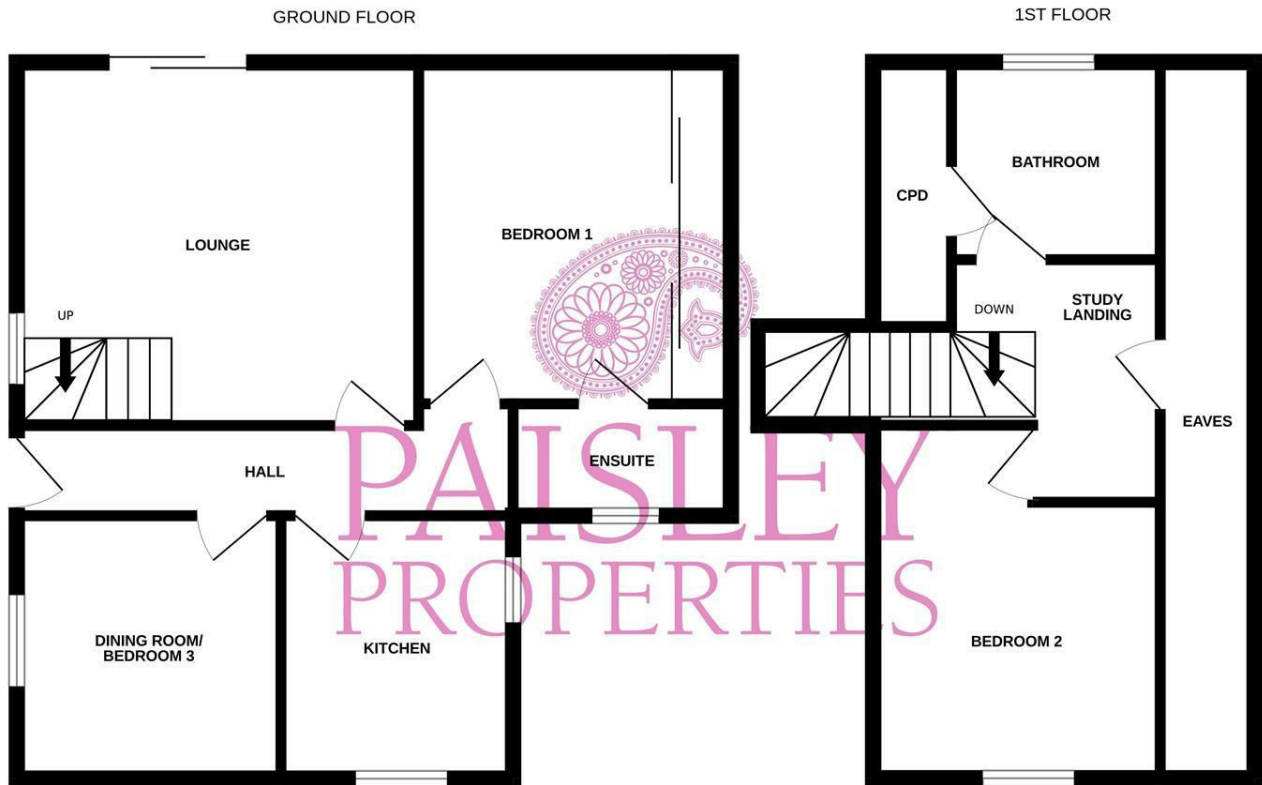
## **PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

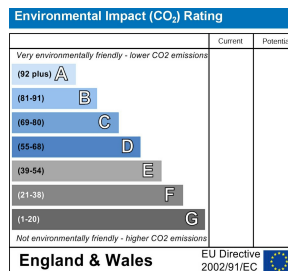
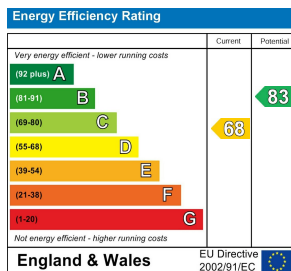
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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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[www.paisleyproperties.co.uk](http://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

