

19 Tallow Mews,
Skelmanthorpe HD8 9FG

OFFERS AROUND
£85,000



**** NO ONWARD CHAIN** THIS WELL MAINTAINED ONE BEDROOM GROUND FLOOR APARTMENT BENEFITS FROM GOOD SIZED ACCOMMODATION THROUGHOUT. EXTERNALLY IT BENEFITS FROM ALLOCATED PARKING AND COMMUNAL GREEN SPACES. LEASEHOLD / COUNCIL TAX BAND A / EPC C**

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 2'11" x 13'10"

You enter the property through a uPVC door into a welcoming hallway featuring two large storage cupboards. Doors lead to the kitchen, lounge, bedroom and bathroom.

KITCHEN 8'11" x 10'0" max

The kitchen is efficiently designed with beech effect base and wall units, complemented by mottled laminate worktops, white metro tiled splashbacks and a stainless steel one and a half bowl sink with drainer. Appliances include an electric oven, a four burner gas hob and there are spaces for an undercounter fridge and freezer, as well as plumbing for a washing machine. There is ample space to accommodate a breakfast bar or a dining table into the kitchen if it were reconfigured. Tile effect laminate flooring runs underfoot. A window overlooks the shared garden area, enhancing the bright and airy feel. A door leads to the hallway.



LOUNGE 13'3" x 9'7"

The lounge has attractive pale blue décor and a modern electric wall mounted fire as a focal point, offering a cosy atmosphere. A rear-facing window provides views of the park and far-reaching countryside beyond. A door leads to the hallway.



BEDROOM 13'3" x 8'9"

Positioned to the rear of the property with a window offering picturesque views, this double bedroom benefits from a built-in wardrobe and further space for freestanding furniture. A door leads to the hallway.



BATHROOM 6'11" x 6'2"

The bathroom is modern, featuring a white suite with a low-level W.C., a pedestal wash basin with a mixer tap, and a P-shaped bath with a mixer shower over and protective glass screen. The room is partially tiled with white tiles with a mosaic blue glass border, adding a touch of interest. Wood effect gloss laminate flooring runs underfoot. A door leads to the hallway.



EXTERIOR

There are communal green spaces to both the front and rear and allocated parking areas.

MATERIAL INFORMATION

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: SHARE OF BUILDINGS INSURANCE

COUNCIL AND COUNCIL TAX BAND: BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: ALLOCATED SPACE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile - FTTC

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

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.

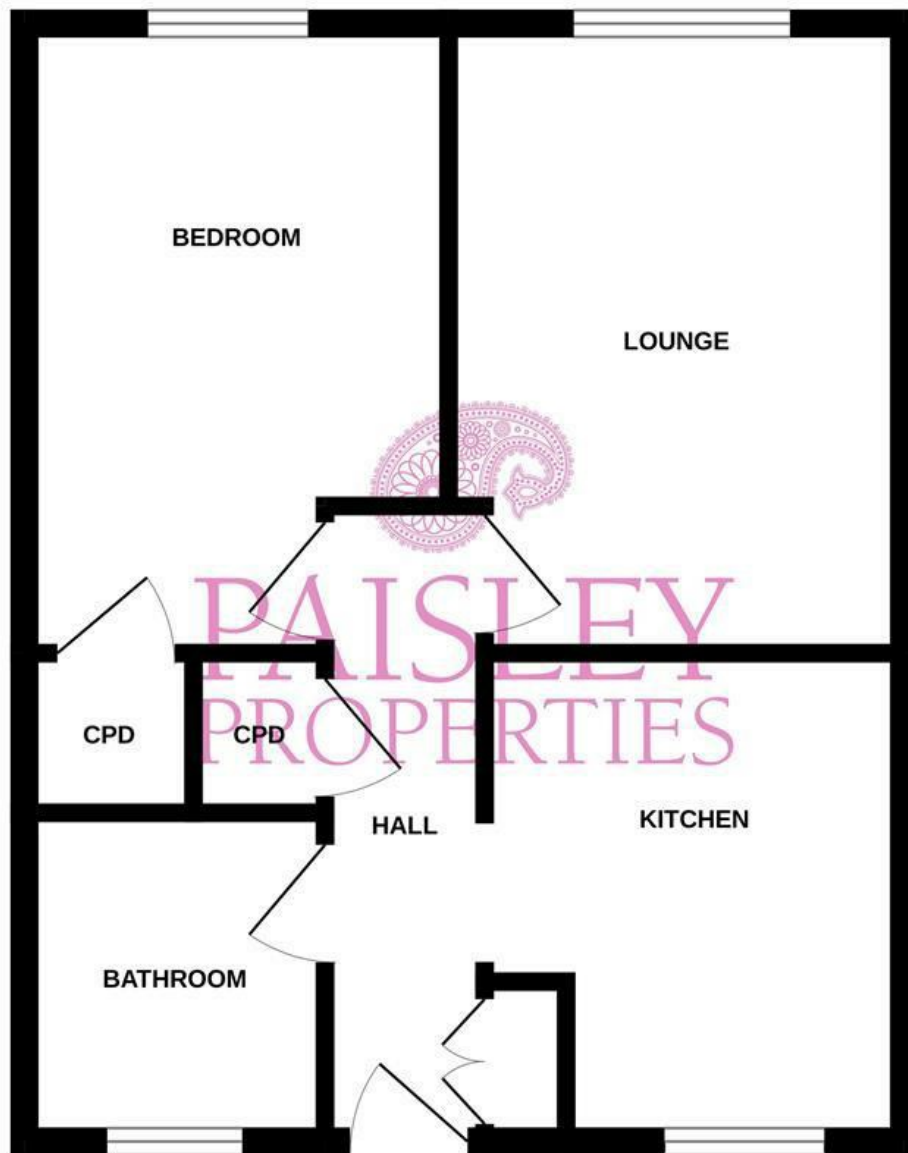
PAISLEY MORTGAGES

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.

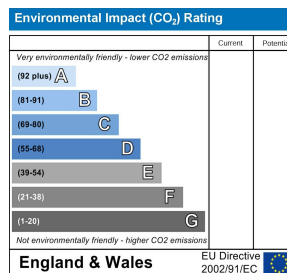
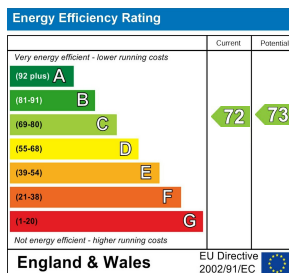
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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