

59 Smithy Lane,
Skelmanthorpe HD8 9DF

£350,000



****NO ONWARD CHAIN** THIS DETACHED, SPACIOUS, NEUTRALLY DECORATED FOUR BEDROOM HOME IS WELL PRESENTED AND JUST READY TO MOVE INTO. IT BOASTS OFF ROAD PARKING, FRONT AND REAR GARDENS AND A CONSERVATORY. FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING:D**

PAISLEY
PROPERTIES

KITCHEN 8'3" x 16'9" max

You enter the property through an oak effect UPVC door into the spacious modern kitchen which is positioned to the front of the property and has views over the garden. It is fitted with a range of cream, maple and grey base and wall units, granite worktops, black tiled splashbacks and an inset stainless steel sink with mixer tap. Cooking facilities comprise of an electric hob, double electric oven and a black glass extractor fan. There is an integrated dishwasher, plumbing for a washing machine and space for a tall fridge freezer. There are dark ceramic tiles underfoot and spotlights to the ceiling. A breakfast bar provides an informal dining arrangement for two people. There is access to the loft via a hatch. A door leads to the dining room.



DINING ROOM 11'8" x 10'11" max

The dining room has space to accommodate a large dining table and associated items of furniture. Dark wood sliding patio doors give access to the conservatory and a spindled carpeted staircase ascends to the first floor. A large square opening leads to the lounge.



LOUNGE 15'0" x 12'8" max

Positioned to the front of the property with a large window overlooking the front garden, this lovely lounge space has a living flame gas fire in a wooden painted surround with marble hearth as a focal point. There is ample space for lounge furniture. Doors lead into the hallway and kitchen and a large square opening extends to the dining room.



HALLWAY 3'9" x 10'8" max

The hallway runs from the lounge to an external door which give access to the property from the side. Attractive painted wood panelling adorns the walls and it is lit by spotlights. Doors lead to the two downstairs bedrooms, house shower room and lounge.

BEDROOM THREE 9'8" x 10'8" max

This downstairs double bedroom could alternatively be used as a snug or play room. It has a front facing window, spots to the ceiling and neat cupboards housing the services and boiler. A part glazed door leads into the hallway.



BEDROOM FOUR 7'4" x 9'8" max

Positioned to the rear of the property and enjoying views of the garden from its window, this single bedroom could also be used as a home office. There is space to accommodate freestanding bedroom furniture. A part glazed door leads into the hallway.



SHOWER ROOM 6'0" x 10'11" max

Recently updated to include a stunning walk in waterfall shower, this contemporary shower room is fitted with a white suite comprising of a low level W.C. and pedestal hand wash basin. The room is partially tiled with white tiles and co-ordinating marble effect shower boards and there is vinyl flooring underfoot. An obscure window floods the room with natural light and spotlights complete the look. A partially glazed door leads through to the hallway.



CONSERVATORY 10'5" x 9'6" max

Offering lovely views of the garden, this dark wood effect UPVC conservatory has a practical tile effect vinyl floor and is a lovely place to sit and relax. It is accessed from the dining room via a sliding patio door and has French doors leading out to the garden.



FIRST FLOOR LANDING

A carpeted staircase ascends from the dining area to the first floor landing which has a really big storage cupboard and doors leading to the two bedrooms.

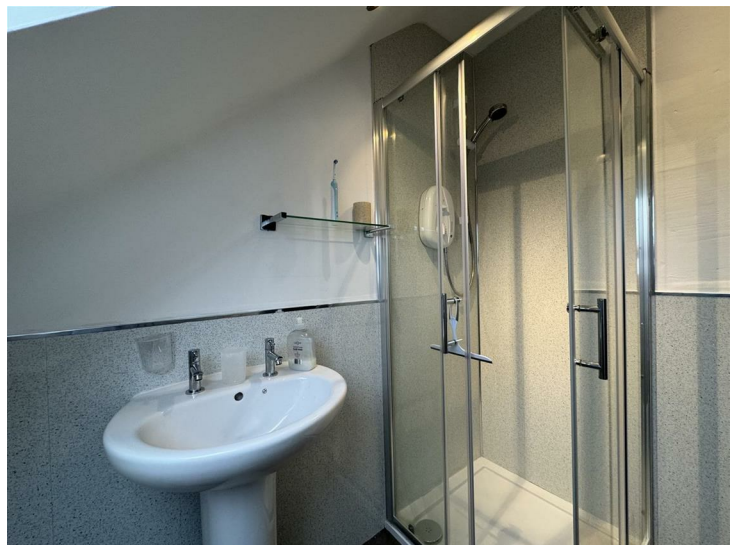
BEDROOM ONE 9'1" x 16'0" max

This double bedroom is nestled into the eaves with sloping ceilings, a Velux window and spotlights, it benefits from fantastic deep wardrobes to one wall and there is still ample space for freestanding bedroom furniture. Doors lead into the en-suite and on to the first floor landing.



EN SUITE 4'4" x 6'9" max

This cleverly designed contemporary shower room has been nestled into the eaves and is just flooded with natural light from a Velux window, it is partially tiled with sparkly white aqua board and has spotlights to the ceiling. It is fitted with a low level W.C., pedestal basin and glass shower enclosure with an electric shower. A door leads into the master bedroom.



BEDROOM TWO 16'0" x 8'3" max

This generous sized double bedroom is once again nestled into the eaves and has sloping ceilings with a Velux window and spotlights. There are fitted wardrobes to one wall offering a fabulous storage solution. There is ample space for freestanding bedroom furniture. A door leads onto the first floor landing.



REAR GARDEN

The property sits on a generous plot with garden to all sides. The rear garden is private and is lawned with planted beds containing established mature shrubs to the perimeter and a raised flower bed to one corner. A path leads around the property to the front garden.



FRONT & PARKING

To the front of the property is a walled garden with a gated driveway providing parking for multiple vehicles, there is also a good sized lawn and planted beds with mature shrubs.



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.

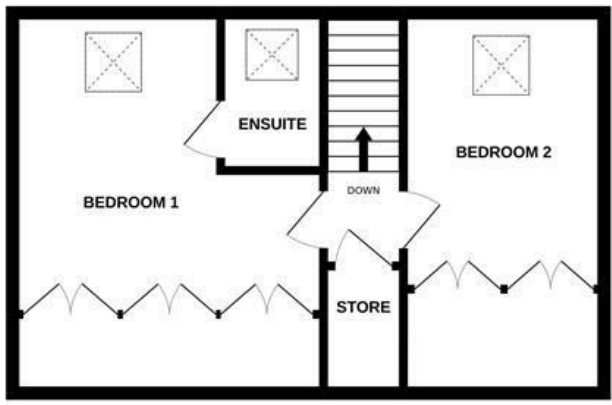
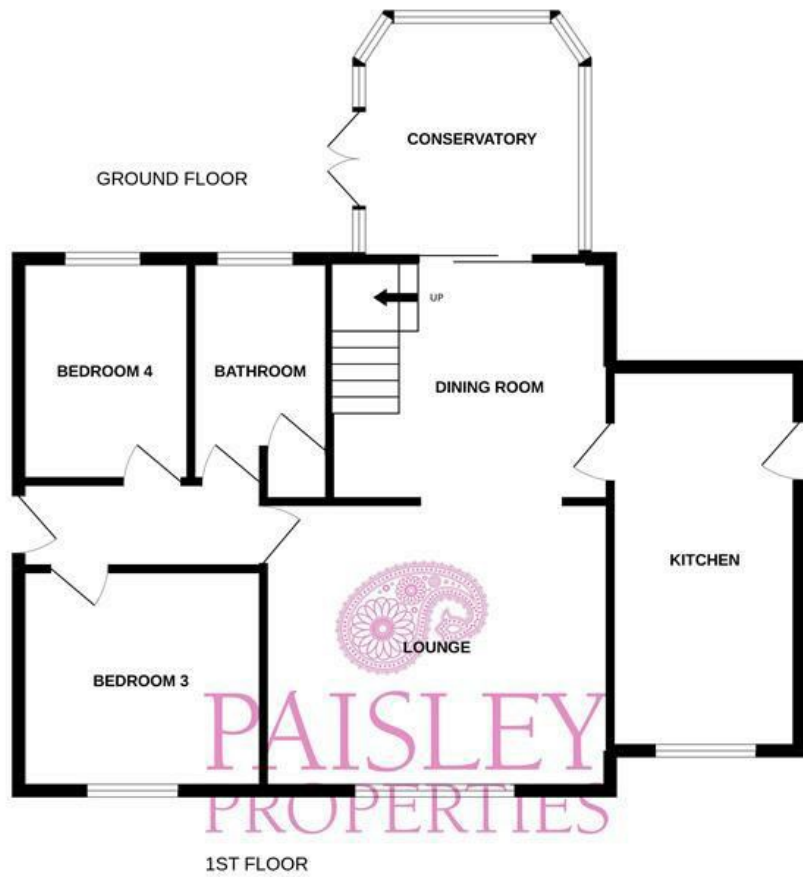
PAISLEY MORTGAGES

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 / 07534 847380 to arrange an appointment.

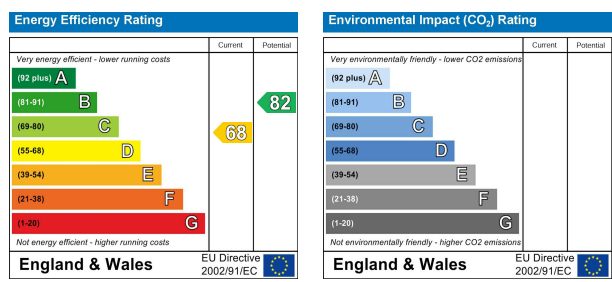
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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