

4 Marsden Street,
Skelmanthorpe HD8 9EF

OFFERS AROUND
£180,000



**** NO ONWARD CHAIN** A WELL PRESENTED TWO BEDROOM SEMI-DETACHED COTTAGE OFFERING SPACIOUS ACCOMMODATION AND BURSTING WITH POTENTIAL. EXTERNALLY THE PROPERTY BOASTS A SOUTH FACING REAR GARDEN AND DRIVEWAY PARKING.**

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING tbc

PAISLEY
PROPERTIES

KITCHEN 9'6" x 9'10"

You enter the property through a timber door into the kitchen which is fitted with beech effect base and wall units, dark roll top worktops, white tiled splashbacks and a single bowl stainless steel sink with mixer tap over. Cooking facilities comprise of a four burner gas hob with a stainless steel chimney extractor fan over and an electric oven. There is space for an under counter fridge and space and plumbing for a washing machine. Dark tile effect flooring runs underfoot, pine cladding adorns the ceiling and a side facing window allows natural light to flood in. A door leads to the dining room.



DINING ROOM 5'7" x 9'7" max

Having windows to dual aspects allowing natural light to flood in, this good sized dining room has room for a dining table and chairs. There is a wall light and a central light fitting. Doors lead to the lounge and kitchen.



LOUNGE 17'6" x 15'5" max

This generous lounge is located towards the rear of the property with two windows looking out to the garden. There is ample space to accommodate lounge furniture. Doors lead to the cellar and dining room and a further door leads to the first floor landing.



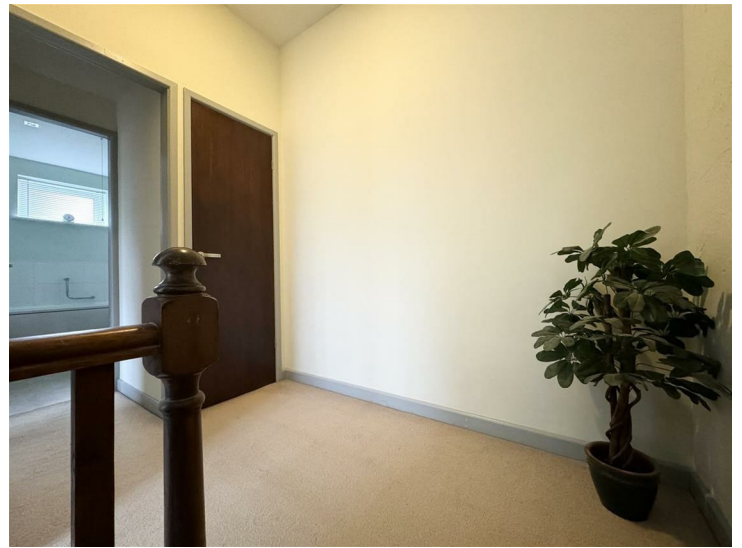
CELLAR 3'11" x 4'7" + 8'10" x 11'9"

Hidden behind a door from the lounge is the cellar top which is a fabulous space to store coats, shoes and household items, a stone staircase leads down to the cellar which is vaulted and fitted out with cupboards and worksurfaces.



FIRST FLOOR LANDING 10'8" x 5'2" max

Stairs ascend to the first floor landing which is light and airy. A hatch gives access to the loft and there is a large linen cupboard for storing bedding and towels. Doors lead to the two bedrooms and house bathroom.



BEDROOM ONE 9'10" x 10'11" max

This good sized double bedroom is located to the rear of the property with a large window overlooking the garden. Sliding mirror wardrobe offer a great amount of storage. A door leads to the landing.



BEDROOM TWO 8'4" x 9'4" max

This single bedroom is also located towards the rear of the property with a window overlooking the garden. There is a built in bed with storage under and a high level glazed panel allowing light through to the hallway.



BATHROOM 8'3" x 5'3" max

This modern L-shaped bathroom is fitted with a white three piece suite comprising a pedestal wash basin with mixer tap, a low level W.C. and a bath. The room is partially tiled with white tiles and there is vinyl underfoot. Spotlights to the ceiling and a chrome heated towel rail complete the room. A door leads to the landing.



EXTERIOR

A wooden gated entrance leads to the driveway which has parking for multiple vehicles. A secure outbuilding offers storage for outdoor gear. To the rear of the property is an enclosed garden space which has a lawned area and well established 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 B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alternations to the property in the last twenty years.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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 100 Mbps

ENVIRONMENT:
There has not been any mining or quarrying which has affected the property throughout our vendor's 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.

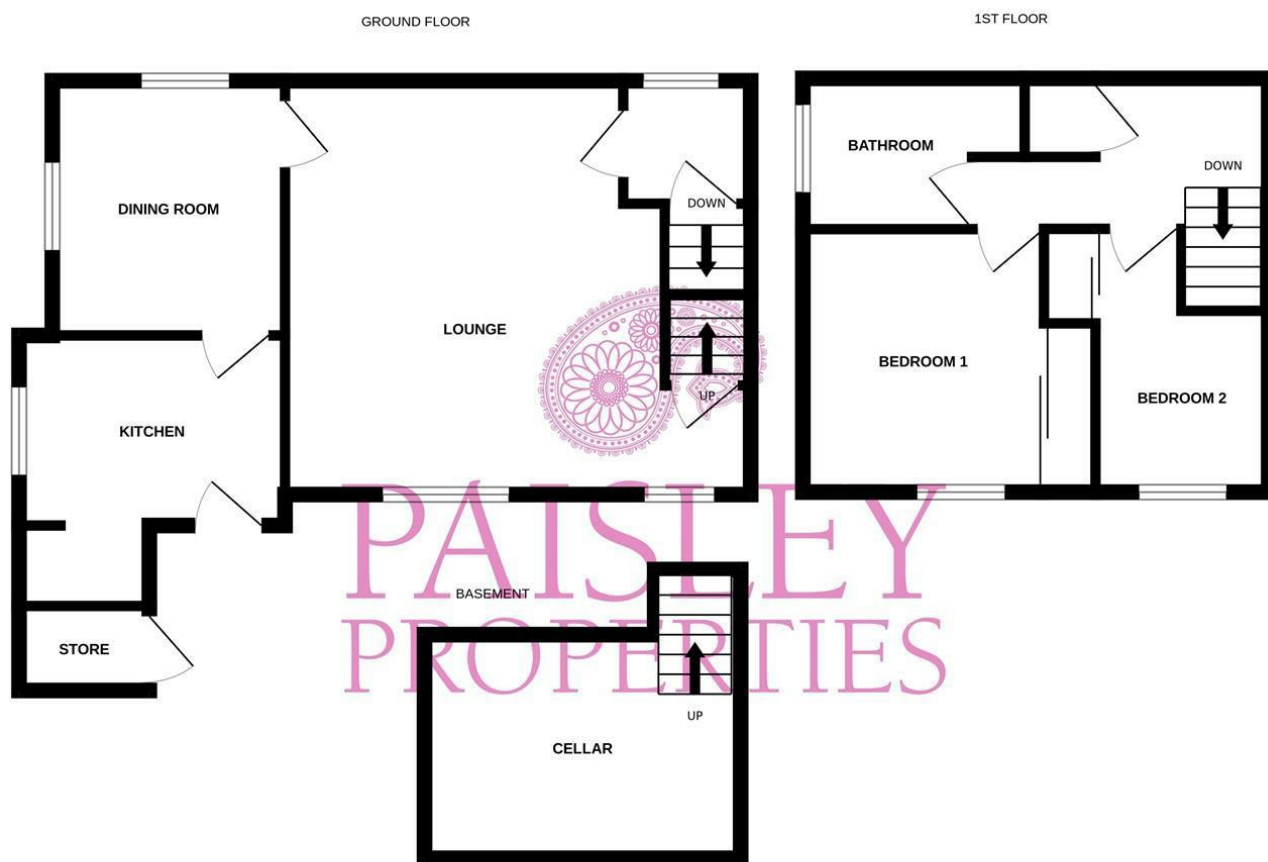
PAISLEY MORTGAGES

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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