

19 Saville Road,  
Skelmanthorpe HD8 9EG

OFFERS AROUND  
£325,000



RIPE FOR RENOVATION AND SIMPLY BURSTING WITH POTENTIAL, THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITS ON AN EXTENSIVE PLOT AND BENEFITS FROM DRIVEWAY PARKING, A VERSATILE BASEMENT SPACE AND AN ATTIC ROOM.

FREEHOLD/ COUNCIL TAX BAND D/ ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 9'3" x 8'1" max**

You enter the property through a part glazed uPVC door into a light and airy porch which has wood effect panelling to the walls and carpet underfoot. Doors lead to the kitchen and dining room.

### **DINING ROOM 14'1" x 11'6" max**

Located to the front of the property with a large window looking out to the quiet street this good sized dining room has wood effect laminate flooring under foot and ample space to accommodate dining furniture. Doors lead to the kitchen and a large square opening leads into the lounge.



### **LOUNGE 13'11" x 11'9" max**

This lovely lounge space enjoys views of the far reaching garden from its rear facing window. An electric fire in a stone effect surround creates a lovely focal point in the room. Wood effect laminate flooring runs underfoot and there is an abundance of space for lounge furniture. A large opening leads through to the dining room.



### **KITCHEN 13'2" x 11'6" max**

Light and airy courtesy of a front facing window looking out to the street, the kitchen is fitted with wood effect laminate base and wall units, a stainless steel single bowl sink and drainer with tiled splashback and laminate worktops. There are spaces for freestanding appliances. Doors lead to the hallway, dining room, basement and attic staircase.





### **HALLWAY 9'11" x 2'11"**

Sandwiched in the middle of the property, the hallway has doors leading to the three bedrooms, house bathroom and kitchen.

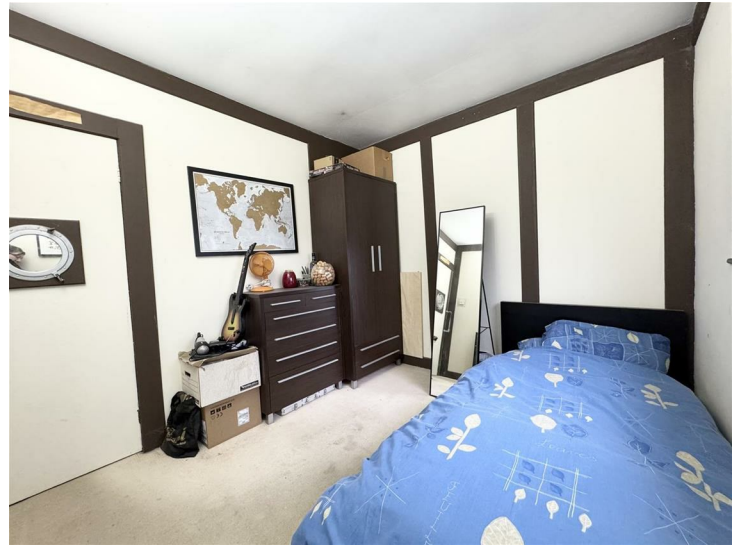
### **BEDROOM ONE 13'2" x 11'10" max**

Positioned to the rear of the property with a window offering views over the fantastic garden behind, this spacious double bedroom benefits from fitted wardrobes. A door leads to the hallway.



### **BEDROOM TWO 10'0" x 8'9" max**

The second double bedroom has a rear facing window and timber battening to the walls creating a panelled effect. A door leads to the hallway.



### **BEDROOM THREE 9'1" x 6'8"**

The third bedroom could easily accommodate a single bed and benefits from a built-in wardrobe. It is L-shaped with a side facing window allowing natural light to flood in. A door leads to the hallway.



### **BATHROOM 6'8" x 5'0"**

The house bathroom is fully tiled with white tiles and is fitted with a white bathroom suite comprising of a compact wall mounted hand wash basin with mixer tap, a low-level WC and a bath with an electric shower over. Patterned vinyl tiles run underfoot and a graphite heated towel rail completes the room. A concertina door leads to the hallway.





### **ATTIC ROOM 18'11" x 15'5" max**

Accessed via a spiral space saving staircase from the kitchen is a large attic room which benefits from built-in cupboards for storage. There is ample space for items of furniture. Two Velux windows allow light to flood in.

### **BASEMENT & UTILITY ROOM**

Accessed via a wooden staircase from the kitchen is the most amazing basement which is currently mostly undeveloped and used for storage by the current owners., it covers the whole blueprint of the bungalow. Windows offer a source of light and views of the garden which can be accessed via glazed uPVC door.

Part of the basement space, this utility room (1.5 x 2.65m) has a high-level cistern W.C., ceramic sink with drainer and space and plumbing for a washing machine. A window allows natural light to enter.

### **EXTERIOR**

Behind the property sits an extensive garden plot which is planted with mature trees and shrubs and has a large lawn. This space could possibly be developed subject to relevant planning permissions being granted. Closer to the house is a patio area perfect for alfresco dining. A tarmac driveway stretches down the side of the property and provides parking for multiple vehicles.

To the front of the property is a walled lawned garden with planted borders, steps lead up to the front door.







## **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 D

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 alterations 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 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](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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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			81
		57	
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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