

12 Woodlands Drive,
Skelmanthorpe HD8 9DB

OFFERS AROUND
£260,000



THIS ATTRACTIVE THREE BEDROOM SEMI DETACHED PROPERTY OFFERS SPACIOUS
LIVING ACCOMMODATION, ENCLOSED REAR GARDEN AND INTEGRAL SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed uPVC door into the entrance hall where there is space to remove outdoor coats and shoes. A door leads through to the lounge diner and stairs ascend to the first floor landing.



LIVING DINING ROOM 23'1" x 11'5"

This impressive L shaped room is filled with natural light courtesy of the large front facing window and patio doors which lead through to the conservatory. There is a huge amount of space to house living and dining room furniture and a handy under stairs cupboard which neatly houses the property's combination boiler and provides additional storage space for household items. A gas coal effect fire with pale marble effect hearth and white surround creates a lovely focal point for the room. There is laminate underfoot and doors lead through to the entrance hall, kitchen and double doors take you into the conservatory.



KITCHEN 9'0" x 7'4"

This kitchen is fitted with a range of painted wood effect wall and base units, complementary wooden laminate work surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap over, integrated electric oven and 4 ring induction hob with concealed extractor fan above. There is a rear facing window over looking the pretty rear garden and laminate flooring. A door leads to the lounge diner and an external uPVC door leads onto the rear patio and garden.



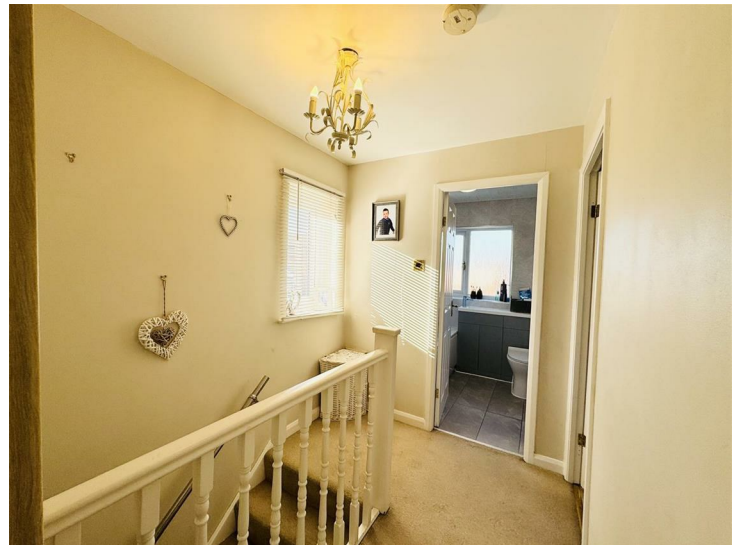
CONSERVATORY 8'9" x 7'9"

Positioned to the rear of the property off the living dining room is this fantastic addition to the property which offers a separate sitting room, independent dining area or playroom. There is glazing to three sides providing a pleasant outlook over the rear garden. Internal double doors open to the lounge and external double doors lead onto the rear garden.



FIRST FLOOR LNDING

Stairs ascend from the entrance hall to the first floor landing which has a side facing window which lets light into the space. Doors lead through to the three bedrooms and house bathroom. A hatch to the ceiling gives access to the loft space.



BEDROOM ONE 11'7" (inc. wardrobes) x 8'8"

Light and airy with a beautiful feature wall, this good sized double bedroom has a range of fitted wardrobes which spans one wall and enjoys pleasant views over the quiet cul-de-sac out of the front facing window. A door leads on to the landing.



BEDROOM TWO 11'3" x 8'6"

Positioned to the rear of the property is another fantastic double bedroom with ample space for bedroom furniture. There is a rear facing window providing a pretty outlook over the rear garden and a door leads to the landing.



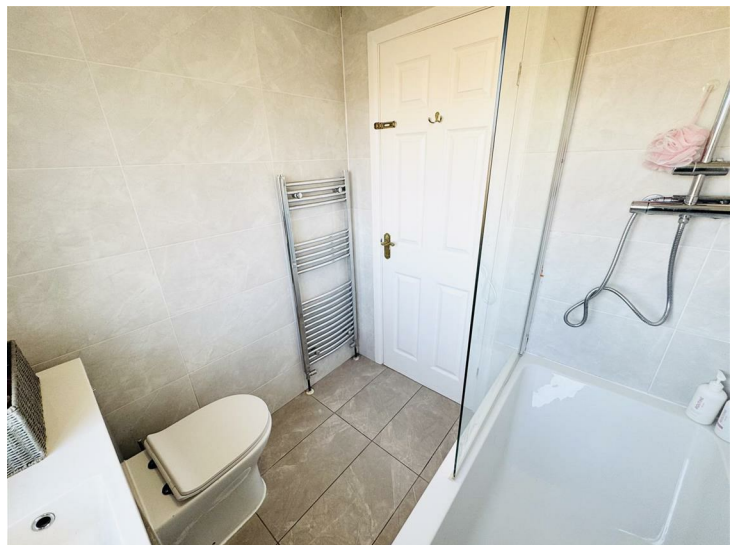
BEDROOM THREE 9'2" max x 6'1"

A charming single bedroom which would make a lovely child's bedroom, nursery or study. Enjoying the same outlook as bedroom one over the front of the property, this room has been neutrally decorated, has a front facing window and a door leads on to the landing.



BATHROOM 6'0" x 5'6"

Comprising of a contemporary three piece white suite including bath with shower over, a contemporary vanity unit incorporates a cupboard for storage and a white hand wash basin with mixer tap and concealed system WC. This house bathroom has been fully tiled from floor to ceiling, has a heated towel rail, obscure glazed rear facing window, spot lighting and a door which leads to the landing.



UTILITY AREA 8'3" x 6'2"

Accessed from the rear patio and behind the garage is this handy utility area which has plumbing for a washing machine and plenty of space to store other household items. There are doors leading to the additional W.C, integral garage and an external part glazed door leads to the rear garden.



UTILITY ROOM W/C

Located at the rear of the property off the utility room is this W.C which is fitted with a white pedestal hand wash basin with mixer tap over and white low level W.C. There is an obscure rear facing window, tiled effect flooring and a door leads through to the utility room.



GARAGE AND PARKING

A driveway leads down to the single garage which an up and over door, light and power. A door leads to the utility area.



REAR GARDEN

This gorgeous rear garden is fully enclosed by boundary timber fencing, there are pretty flower bed borders, a good sized lawned area and a sheltered, paved patio area which creates a perfect space for outdoor dining and entertaining.



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.

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

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway

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 - TBA

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

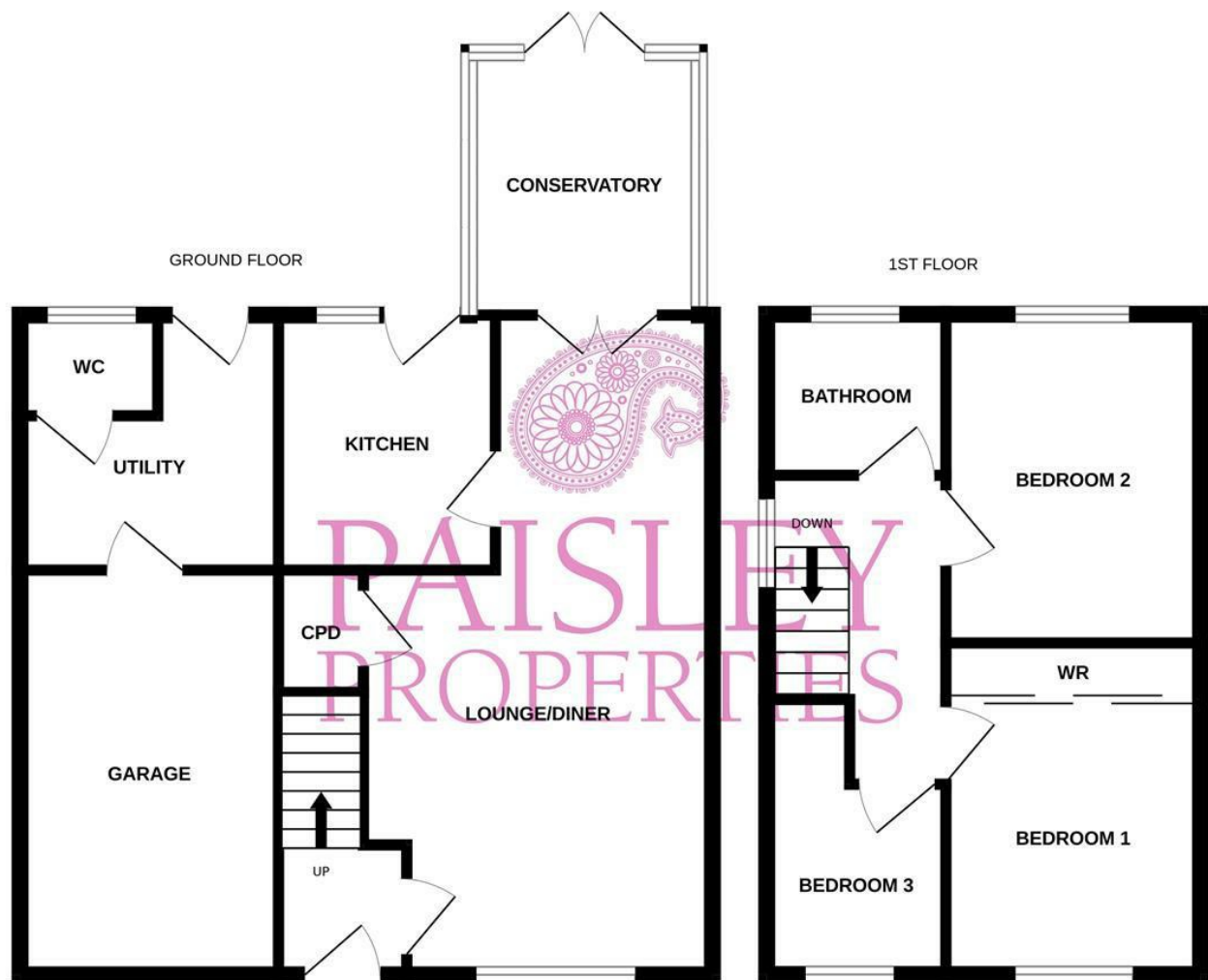
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

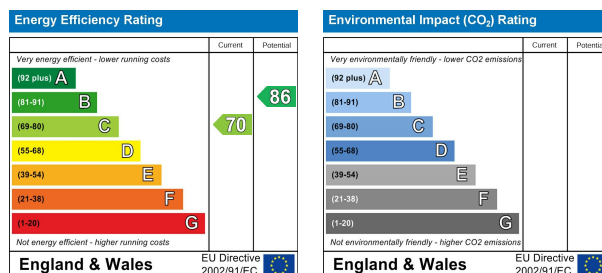
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY 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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