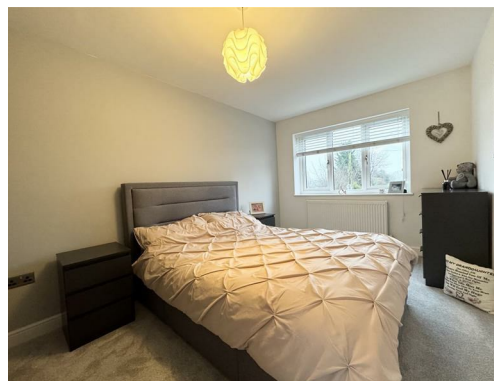


1 Haigh Row,
Skelmanthorpe HD8 9TT

OFFERS AROUND
£290,000



A FANTASTIC, NEUTRALLY DECORATED, WELL PRESENTED FOUR BEDROOM FAMILY HOME WITH ENCLOSED REAR GARDEN, INTEGRAL GARAGE AND PARKING.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE 6'2" x 5'1" max

You enter the property through a composite wood effect door into a lovely welcoming entrance hall where there is space to store coats and shoes. A carpeted staircase ascends to the first floor and a door leads into the lounge.

LOUNGE 12'0" x 14'7" max

Flooded with natural light from its front facing window, this generous sized lounge is neutrally decorated and has practical oak effect LVT flooring. There is an abundance of space to accommodate lounge furniture. An opening leads through to the dining kitchen.



DINING KITCHEN 15'5" x 15'6" max

Positioned to the rear of the property, this spacious L-shaped room is fitted with modern beech effect base and wall units, roll top worktops, monochrome tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of a stainless steel electric fan oven with gas hob and an integrated extractor fan. There is plumbing and spaces for a washing machine and dishwasher and an American style fridge freezer. There is ample space to accommodate a large dining table. Two rear facing windows allow lots of natural light to enter and offer views of the rear garden which can also be accessed via an external door in the kitchen area. Oak effect LVT flooring and spotlights complete the look. A door leads to the downstairs W.C. and there is a square opening to the lounge.



DOWNSTAIRS W.C. 5'2" x 3'0" max

Situated just off the dining kitchen this practical understairs space is fitted with a white low level W.C. and wall mounted hand wash basin and has oak effect LVT underfoot. A door leads into the dining area.

LANDING

A staircase with a wooden painted spindled balustrade ascends from the entrance hall to the first floor landing which has a rear facing window allowing natural light to enter. There is a hatch allowing loft access and doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 15'7" x 8'8" max

This attractive double bedroom has a front facing window and plenty of space to accommodate freestanding bedroom furniture. A doorway leads onto the landing.



BEDROOM TWO 12'5" x 8'9" max

Positioned to the front of the property this light and airy double bedroom has a front facing window. It benefits from fitted sliding wardrobes and ample space for further items of freestanding bedroom furniture. A door leads onto the landing.



BEDROOM THREE 8'9" x 11'11" max

Another fantastic double bedroom, this time positioned to the rear of the property and overlooking the garden from its window. There are fitted sliding wardrobes and space to accommodate other freestanding items of furniture. A door leads onto the landing.



BEDROOM FOUR 6'5" x 6'6" max

This charming single bedroom has a front facing window and space to accommodate freestanding bedroom furniture. A door leads onto the landing.



HOUSE BATHROOM 6'7" x 6'3" max

This contemporary bathroom is fully tiled with large beige ceramic tiles which also continue onto the floor. It is fitted with a three piece white suite comprising of a low level W.C., a pedestal wash basin with mixer tap over and a corner bath with mixer tap and a thermostatic shower over. An obscure window allows natural light to enter. A chrome heated towel radiator completes the look. A door leads onto the landing.



REAR GARDEN

To the rear of the property is a lovely enclosed garden space accessed from the house or via a large wooden gate from the side of the property which allows vehicle access if needed. The garden is low maintenance with a decked area, small lawn and planted well established beds. A large block paved area allows parking.



GARAGE & PARKING

Accessed from the rear garden with a block paved driveway in front the single garage has an up and over door, light, power and a water supply.

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:
Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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 100 Mbps

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

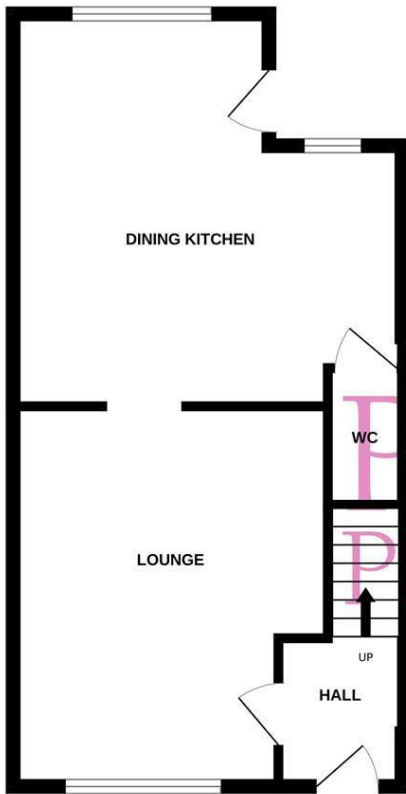
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact 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. *

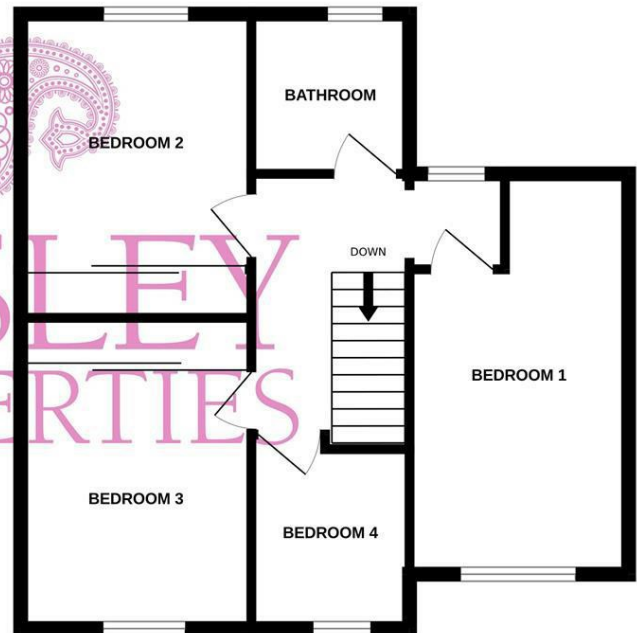
PAISLEY SURVEYORS

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.

GROUND FLOOR



1ST FLOOR



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		85
(81-91) B		
(69-80) C	72	
(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	

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	

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PAISLEY
PROPERTIES