

25 Park Lodge View,  
Skelmanthorpe HD8 9UN

OFFERS AROUND  
£475,000



A SUPERB FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN LOVINGLY MAINTAINED OVER THE YEARS AND OFFERS SPACIOUS ACCOMMODATION THROUGHOUT. BOASTING A GENEROUS PLOT WITH AN ATTRACTIVE LANDSCAPED GARDEN AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 13'9" apx x 8'10" apx max**

You enter the property through a part glazed composite door into a lovely welcoming L-shaped hallway with a white barley twist spindled staircase ascending to the first floor and grey carpet underfoot. Doors lead to the lounge, dining room, utility room and dining kitchen.

### **DINING KITCHEN 9'3" apx x 13'4" apx max**

Positioned to the front of the property with a window overlooking the quiet street, this country style kitchen is fitted with varnished wood base and wall units, beige roll top laminate worktops, a dark brown single bowl sink and drainer with an antique brass mixer tap and beige tiled splashbacks with attractive inset tiles depicting different herbs. Cooking facilities comprise an electric hob with a concealed extractor fan over, a double electric oven and space for a microwave. Integrated appliances include a dishwasher and freezer and there is space for an under counter fridge too. Spots to the ceiling and wood effect LVT flooring underfoot complete the room. A door leads to the hallway.



### **UTILITY ROOM 6'4" apx x 6'11" apx max**

This contemporary utility room is fitted with white base and wall units and mottled grey laminate worktops with matching splashbacks. There is space and plumbing for a washing machine. A spotlight fitting to the ceiling and dark wood effect LVT flooring complete the room. A part glazed composite door leads out to the side of the property and internal doors lead to the downstairs W.C. and hallway.



**DOWNSTAIRS WC 3'10" apx x 6'3" apx max**

Handily located just off the utility room this practical downstairs W.C. is fitted with a cashmere low level Victorian style W.C. and matching wall mounted corner hand wash basin with a tiled splashback. Wood effect LVT flooring runs underfoot and there is a central spotlight fitting to the ceiling. An obscure high level window allows natural light to cascade in and a door leads to the utility room.

**DINING ROOM 10'5" apx x 12'11" apx max**

Neutrally decorated with a decorative ceiling rose and coving, this good sized dining room benefits from double concertina doors which open to the lounge creating a fabulous entertaining space. A sliding patio door leads to the conservatory and an internal door leads to the hallway.





### **LOUNGE 14'6" apxx 13'8" apx max**

Located to the rear of the property with a lovely bay window offering views into the garden, this good sized lounge has a chrome gas fire in a mahogany surround with marble hearth as a focal point in the room. There is ample space for lounge furniture and double concertina doors open up to the dining room making this a very useable space. A door leads to the hallway.



### **CONSERVATORY 8'1" apx x 9'8" apx max**

This lovely light and airy conservatory is the perfect place to enjoy the garden whilst remaining indoors. French doors open to the garden to bring the outside in on warmer days. Practical ceramic floor tiles run underfoot. A sliding patio door gives access to and from the dining room.





### **FIRST FLOOR LANDING 9'6" apx x 8'10" apx max**

A carpeted staircase ascends to the first floor landing which has a hatch giving access to the loft and doors leading to the four bedrooms and house bathroom.

### **BEDROOM ONE 11'9" apx x 13'8" apx max**

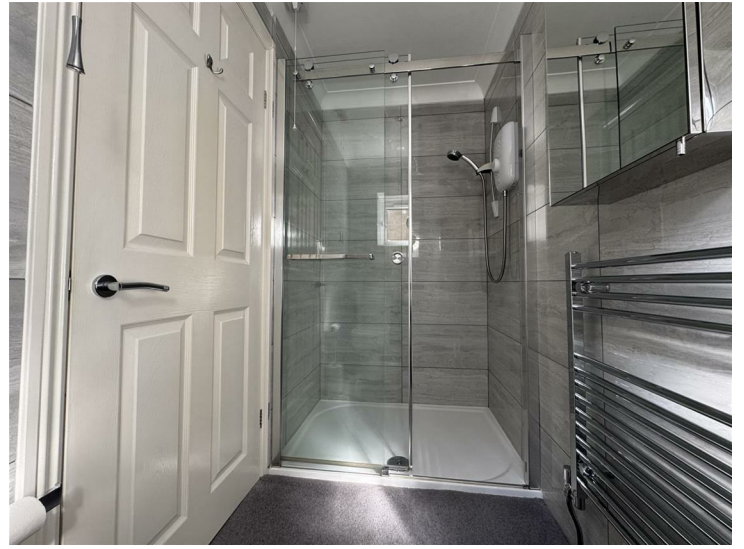
Located to the rear of the property, with a window overlooking the garden this neutrally decorated double bedroom has an abundance of space for freestanding bedroom furniture. Doors lead to the en suite and landing.



### **EN SUITE 3'11" apx x 8'7" apx max**

This contemporary ensuite shower room is fitted with a white pedestal handwash basin, matching low level W.C and a double shower enclosure equipped with an electric shower. Polished grey porcelain tiles adorn the walls and there is grey carpet underfoot. Spotlights, a mirror cabinet and a chrome heated towel radiator complete the scheme. An obscure window allows natural light to enter and a door leads to the bedroom.





### **BEDROOM TWO 15'2" apx x 10'11" apx max**

Boasting neutral décor and an abundance of light from two front facing windows this large double bedroom has plenty of space for freestanding furniture and a built in cupboard which houses the property's hot water cylinder and offers storage for linen. A door leads to the landing.



### **BEDROOM THREE 10'7" apx x 11'9" apx max**

This third double bedroom can be found to the rear of the property with a window overlooking the garden. Once again there is ample space to accommodate items of freestanding bedroom furniture. A door leads to the landing.





#### **BEDROOM FOUR 9'3" apx x 12'2" apx max**

This good sized fourth bedroom has an unusual arched window configuration as a lovely focal point in the room and allowing a generous amount of natural light to flood in. A door leads to the landing.



#### **FAMILY BATHROOM 9'3" apx x 12'2" apx max**

Flooded with natural light from a high level obscure window, this contemporary bathroom is fitted with a white suite comprising of a deep bath tub with central mixer tap and shower attachment, a low level W.C., a pedestal hand wash basin and a step in shower enclosure equipped with an electric shower. The walls are fully tiled with large grey matt tiles and grey carpet runs underfoot. Spotlights to the ceiling and a chrome heated towel radiator completes the theme. A door leads to the landing.





### **FRONT, GARAGE & PARKING**

To the front of the property is a large driveway which could accommodate multiple vehicles, this leads to a single garage which has an up and over door, light and power. A generous paved area runs down the side of the property to the rear garden.



### **REAR GARDEN**

Nestled behind the property is a fabulous L-shaped landscaped garden which is well maintained. A lovely paved patio sits adjacent to the house, and sleeper steps lead up to a lawned garden and then beyond that is a decked area with space for garden furniture.







## **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 E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: Tree Preservation Order on a tree in the back garden.

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 1000Mbps

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**

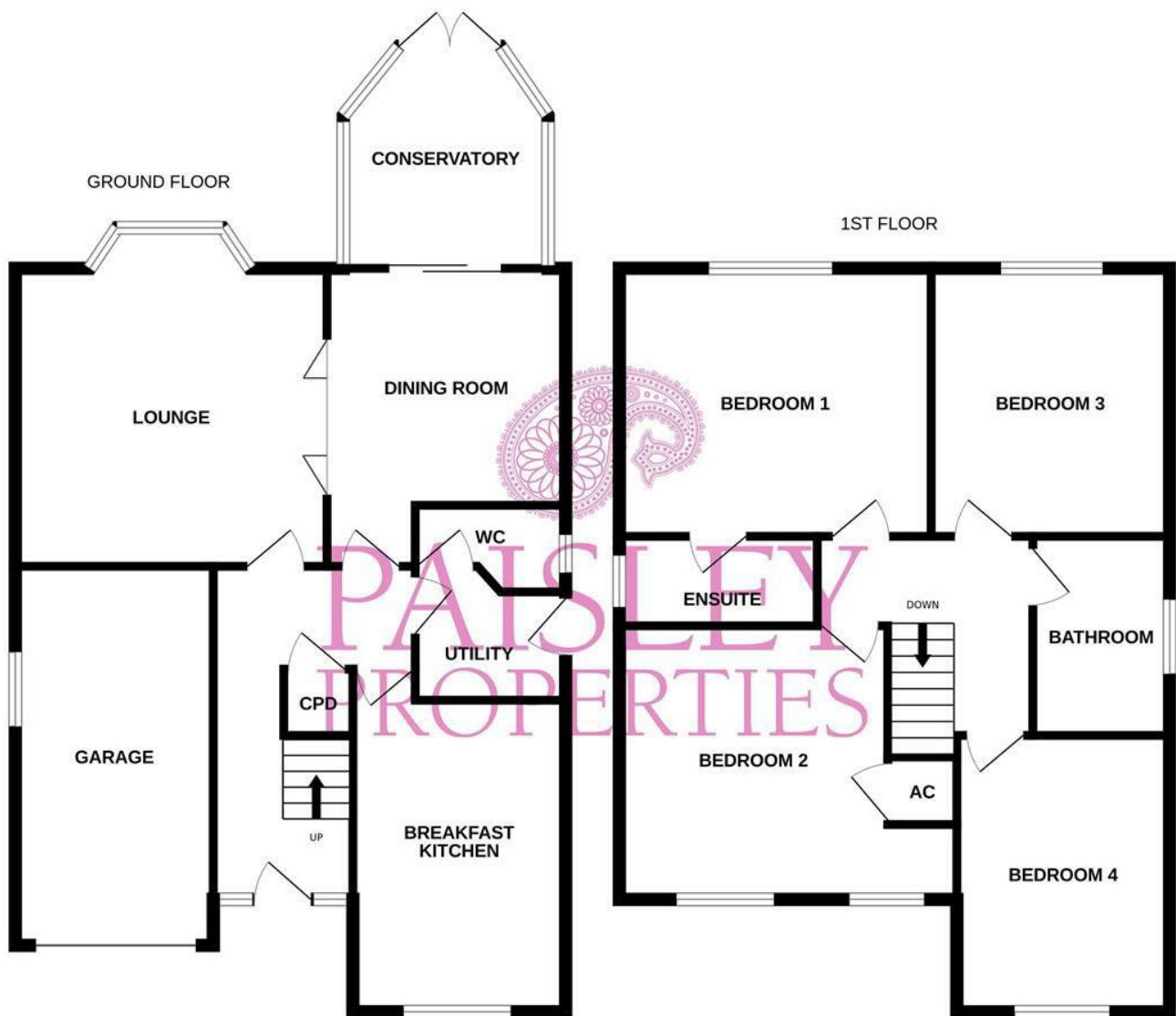
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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		70	81
		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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