

79 Commercial Road,  
Skelmanthorpe HD8 9DX

OFFERS AROUND  
£165,000



FULLY RENOVATED TO A FANTASTIC STANDARD, THIS CHARMING END TERRACE PROPERTY BENEFITS FROM TWO DOUBLE BEDROOMS, SPACIOUS LIVING ACCOMMODATION AND A LOW MAINTENANCE REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

## SUMMARY

Located in a central village location and renovated to a great standard is this lovely two bedroom end terrace property which offers spacious accommodation briefly comprising of:- entrance hallway, cellar, dining kitchen, lounge, first floor landing, two generous double bedrooms and a fabulously appointed bathroom. Externally the property benefits from a rear low maintenance garden which is mainly paved with flower beds to the perimeter. Skelmanthorpe and its wealth of amenities lies just on the doorstep, these include a wide range of shops, eateries, health facilities, library and well regarded schools. Countryside walks are close by and the property is well placed for commuting having good public transport, road links and easy access to the M1 motorway for heading off further afield.

## ENTRANCE HALLWAY 15'7" apx x 3'7" apx max

You enter the property through a white uPVC door with a decorative round stained glass window into a welcoming hallway, which has space to remove and store clothing on arrival, wood effect vinyl flooring underfoot and doors leading to the cellar and dining kitchen.



## CELLAR 16'4" apx x 9'10" apx

Accessed via a set of stairs from the entrance hallway, this useful cellar is of a good size and has a stone slab and stone alcoves for storage.

## DINING KITCHEN 13'5" apx x 12'5" apx max

Located to the front of the property with obscure windows allowing light to enter but creating privacy from the road, this lovely large dining kitchen is fitted with cream based and wall units, timber effect worktops a stainless steel one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Cooking facilities comprise a gas hob with concealed extractor fan over and an electric oven. An original timber unit fills an alcove providing cupboards and shelving with pretty glass panels to the doors.

Integrated appliances include a dishwasher and tall fridge freezer and there is a freestanding washing machine too. Wood effect vinyl flooring runs underfoot. There is ample space for a dining table. Doors lead to the hallway and lounge.



### **LOUNGE 12'10" apx x 14'1" apx max**

Located towards the rear of the property with a large window allowing natural light to flood in and looking out to the garden, this lovely large lounge has an electric fire in a brick surround as a focal point and ample space for lounge furniture. Doors lead to the dining kitchen and rear hallway.



### **REAR HALLWAY 3'7" apx x 3'5" apx max**

The rear hallway has an exterior uPVC part glazed door allowing access to the rear of the property and a carpeted staircase ascends to the first floor landing. A door leads to the lounge.

### **FIRST FLOOR LANDING 3'6" apx x 8'2" apx max**

A carpeted staircase ascends from the rear hallway to the first floor landing which is L- shaped and has doors leading to the two bedrooms and house bathroom.

### **BEDROOM ONE 14'10" apx x 13'8" apx max**

This fabulous large double bedroom has far reaching views from its window, neutral decor and an abundance of space for bedroom furniture alongside a built in wardrobe to one of the alcoves. A door leads to the landing.



### **BEDROOM TWO 10'2" apx x 9'7" apx max**

Positioned to the front of the property with a window overlooking the street, this good sized double bedroom has neutral décor and carpet underfoot. A door leads to the landing.



### **HOUSE BATHROOM 13'4" x 8'1" max**

This recently installed bathroom is beautifully appointed with a Victorian Style suite with not only a freestanding bath tub with a Victorian style mixer tap, but also a corner shower enclosure equipped with a waterfall thermostatic mixer shower alongside a low level W.C. and a pedestal handwash basin with chrome taps. The room is partially tiled with large grey tiles and co-ordinating ceramic floor tiles run underfoot. A Victorian style radiator with towel rail and spotlights complete the scheme. An obscure window allows natural light to flood in and a door leads to the landing.



**EXTERIOR**

To the rear of the property is a paved low maintenance garden which has flower beds to the perimeter and a gate giving access to a path which leads out onto King Street.



## **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 A

PROPERTY CONSTRUCTION: STONE

PARKING:

No parking, though it may be possible to rent a space in a gated car park from a local business subject to availability for an annual fee.

RIGHTS AND RESTRICTIONS: The property owner has a pedestrian right of access across neighbouring property's land at the rear.

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.

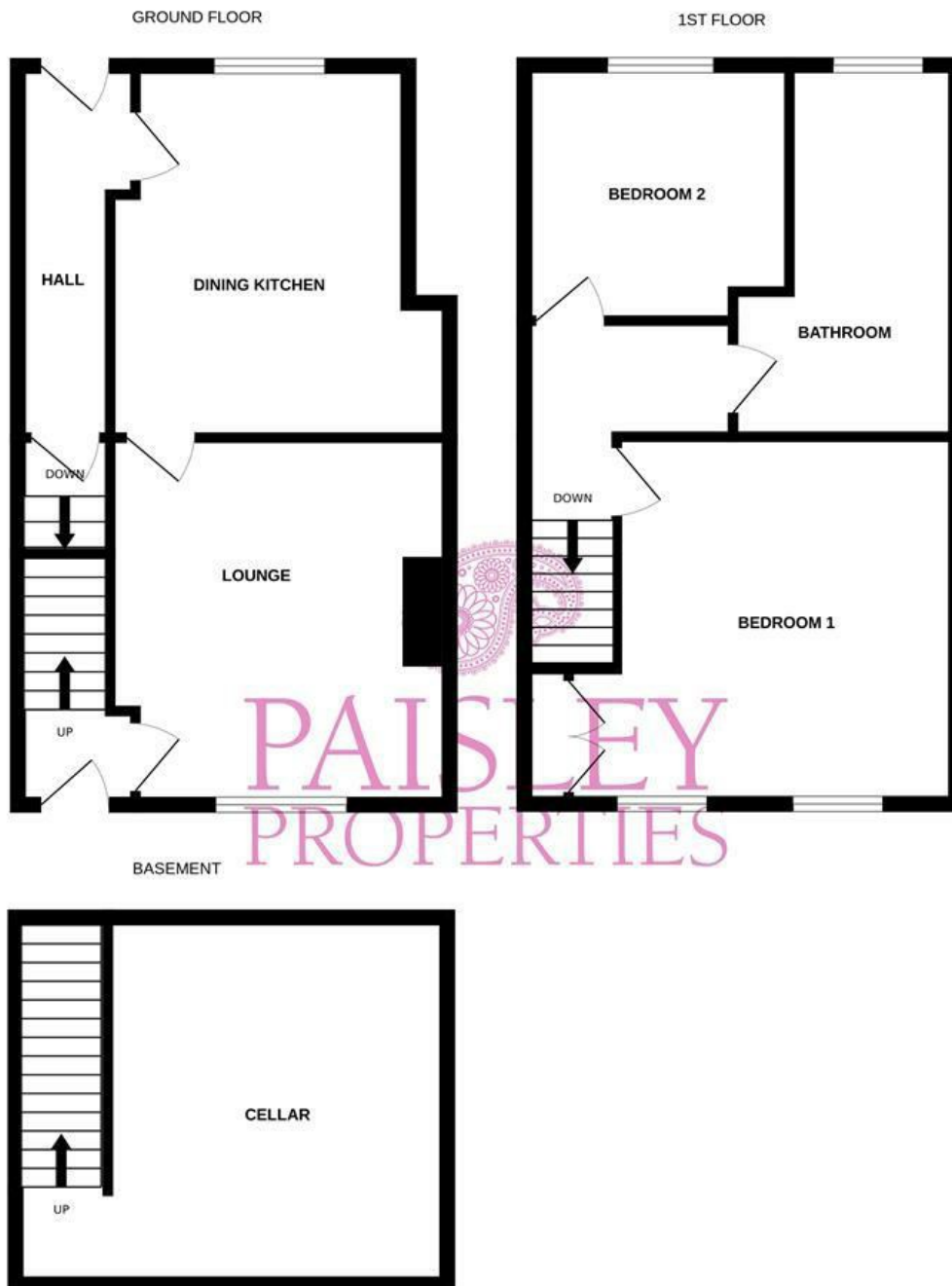
**PAISLEY MORTGAGES**

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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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