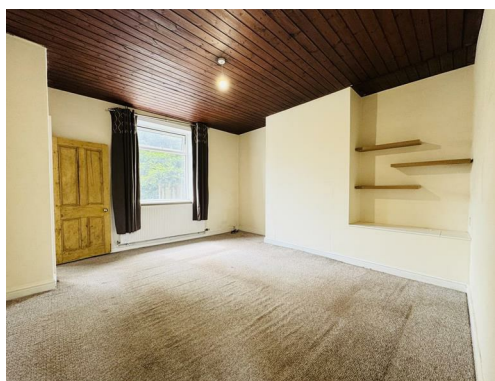


18 Croft Head,  
Skelmanthorpe HD8 9EB

OFFERS AROUND  
£165,000



**\*\*NO ONWARD CHAIN\*\* THIS TWO BEDROOM MID TERRACE PROPERTY IS BURSTING WITH POTENTIAL AND BOASTS SPACIOUS ROOM SIZES, DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN.**

**FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D**

PAISLEY  
PROPERTIES



### **KITCHEN 6'3" apx x 16'11" apx max**

You enter the property through a part glazed white uPVC door into the kitchen which has a large window allowing natural light to flood in and offering views out to the quiet street. It is fitted with light wood base and wall units, dark roll top laminate worktops, cream tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a gas four burner hob with a stainless steel extractor fan over and an electric oven. There is space and plumbing for a freestanding washing machine and integrated dishwasher. The property's central heating boiler is neatly hidden in a cupboard and a large under stairs cupboard provide space to accommodate a tall fridge freezer. Wood effect vinyl flooring runs under foot and there are strip lights to the ceiling. A door leads to the lounge.



### **LOUNGE 15'0" apx x 13'9" apx max**

Located to the rear of the property with a large window overlooking the garden, this generous lounge has a wood panelled ceiling and shelving to one of the alcoves. There is ample space to accommodate lounge furniture. Doors lead to the kitchen and rear hallway.



### **REAR HALLWAY 3'10" apx x 5'9" apx max**

The rear hallway has space to hang coats, a wood panelled ceiling and a white part glazed uPVC door leading out to the garden. A carpeted staircase ascends to the first floor and a door leads to the lounge.

**FIRST FLOOR LANDING 6'5" apx x 9'1" apx max**

A carpeted staircase ascends from the rear hallway to the first floor landing which has wood panelling to the walls and doors leading to the bathroom master bedroom and second staircase to the upper floor.

**BEDROOM ONE 16'5" apx x 16'11" apx max**

Located to the rear of the property with garden views from its window this large L-shaped double bedroom has an original cast-iron fireplace as a decorative feature along with wood panelled ceilings, neutral décor and has ample space for freestanding bedroom furniture. Doors lead to the landing and the bathroom.





### **BATHROOM 16'6" apx x 4'11" apx max**

Spanning the full width of the property this Jack and Jill bathroom services both as a house bathroom and an ensuite. It is fitted with a white four piece bathroom suite comprising of a low-level toilet, pedestal hand wash basin with chrome taps, a bath with a mixer tap and integrated handheld shower and a step in curved shower enclosure with a thermostatic mixer shower. Dark grey wall tiles are fitted both in the shower and in the bathing area. There is wood panelling to the ceilings and beach effect laminate flooring running under foot. Two large windows flood this room with natural light and doors lead to both the bedroom and the landing.



### **ATTIC BEDROOM 21'9" apx x 16'10" apx into eaves**

Accessed via a second staircase this lovely large attic bedroom is nestled in the eaves and has stained wood panelled ceilings and exposed roof timbers, a Velux roof light allows natural light to enter and there is ample space for bedroom furniture. Having sloping ceilings, there is reduced head height to the edges of the room.





**EXTERIOR**

Behind the property sits an enclosed garden space which has a patio with pergola over to one corner, a lawn and well established trees and shrubs to one side. To the front of the property is a driveway with parking for up to two vehicles.



## **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:**

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 /

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available /

There are no known structural defects to the property / There is a known structural defect to the property and information can be provided upon request.

### **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 xxx 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.

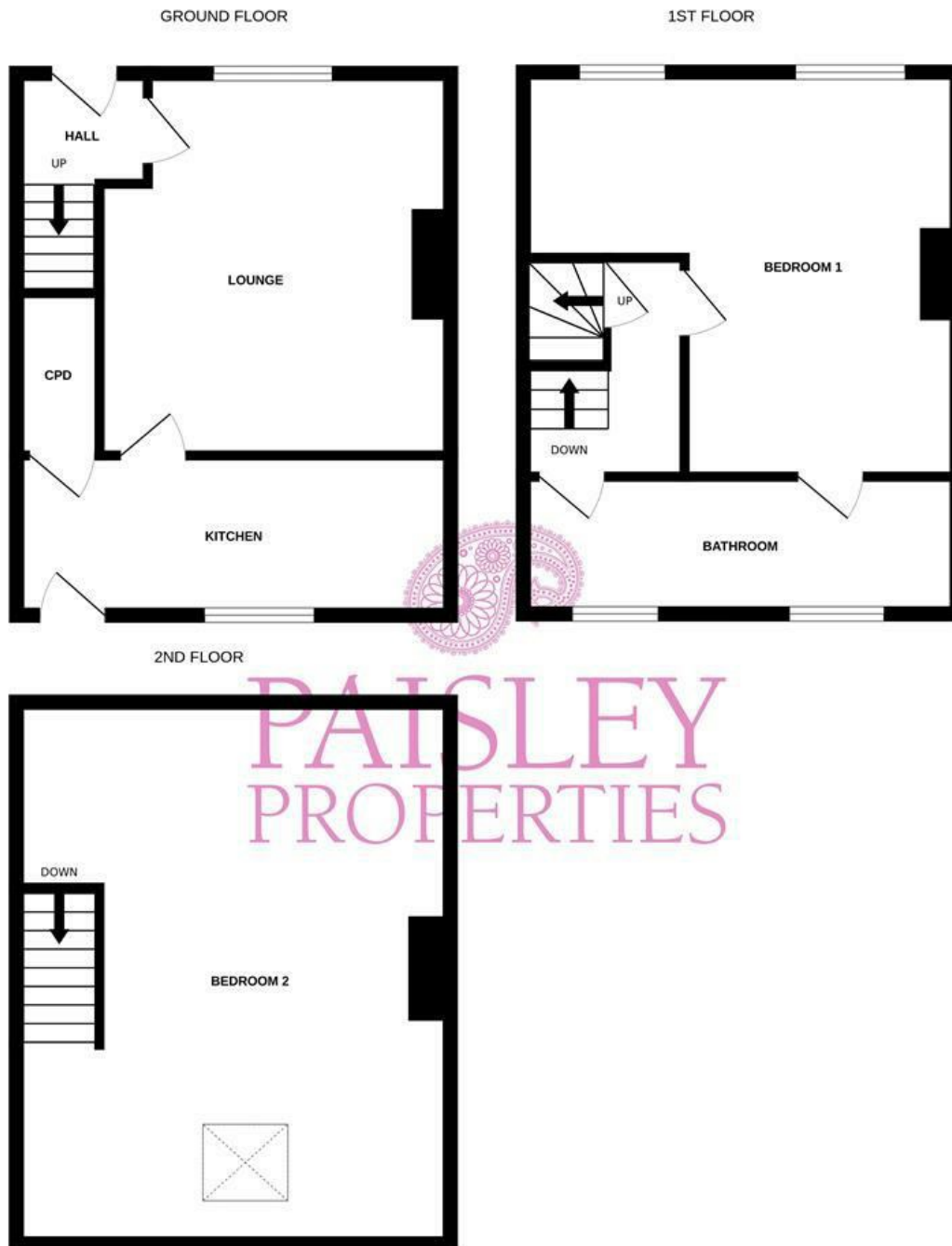
**PAISLEY MORTGAGES**

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			
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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**PAISLEY**  
PROPERTIES