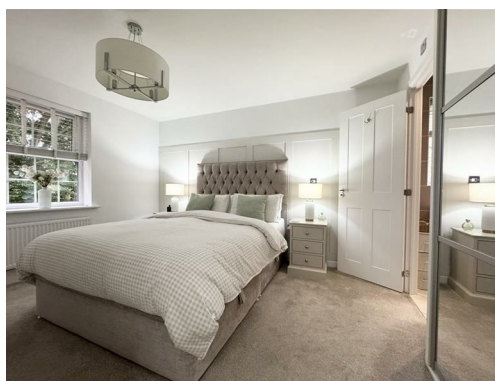
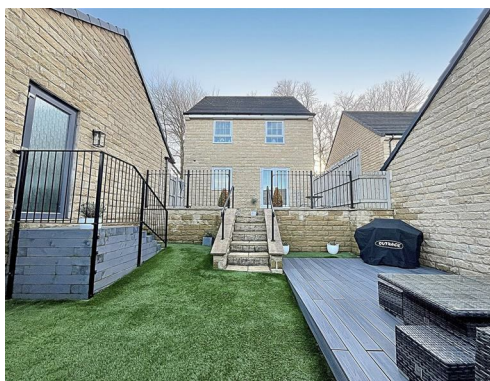


7 Paddock Way,  
Skelmanthorpe HD8 9GW

OFFERS AROUND  
£410,000



PRESENTED TO AN INCREDIBLY HIGH STANDARD THROUGHOUT, THIS SPECTACULAR FOUR BEDROOM DETACHED PROPERTY BOASTS OPEN PLAN LIVING ACCOMMODATION, HIGH QUALITY FIXTURES AND FITTINGS AND CONVENIENT CENTRAL VILLAGE LOCATION.

ENERGY RATING: B / COUNCIL TAX BAND: E / FREEHOLD / MAINTENANCE CHARGE £160 P/A

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 14'0" max x 4'9" max**

You enter the property through a composite door into this very welcoming entrance hallway which has lots of space to remove your coats and shoes on arrival. There is practical Amtico flooring, a handy understairs cupboard ideal for household items and doors lead to the lounge, downstairs WC and dining kitchen. A staircase rises to the first floor.



### **DOWNSTAIRS WC 3'2" max x 4'7" max**

Fitted with a white low level WC and pedestal hand wash basin with mixer tap over and tiled splash backs. There is spot lighting to the ceiling, a side facing obscure glazed window and Amtico flooring flows in from the hallway. A cupboard provides further storage for household items.



**LOUNGE 10'10" max x 16'5" max**

Beautifully presented, this stunning living room has been opened up to allow open plan living accommodation to the ground floor. Having ample space for freestanding furniture, this really is the heart of the home and is the perfect place to sit and relax with loved ones. A front facing bay window fills the space with light and a door leads to the hallway.





### **DINING KITCHEN 12'1" max x 19'6" max**

Spanning the rear of the property, this stunning dining kitchen is fitted with a range of high quality wall and base units, granite work surfaces, granite splash backs and a sink and drainer with mixer tap over. The kitchen benefits from a selection of integrated appliances including a fridge freezer, wine fridge, six ring gas hob, electric double oven and dishwasher. To one end of the room there is space for a large family dining table and chairs which is lovely to enjoy meals with friends and family and patio doors open onto the garden. Spot lights and tiled flooring complete the space, there is a rear facing window and doors to the entrance hallway and utility room.



### **UTILITY ROOM 5'2" max x 4'7" max**

Located off the kitchen, this convenient utility room is fitted with a washing machine and has space/plumbing for a tumble drier. There are spot lights to the ceiling, tiled flooring and the property's combination boiler is neatly housed in the corner cupboard. A composite door leads out to the side of the property and a door leads to the dining kitchen.



### **FIRST FLOOR LANDING**

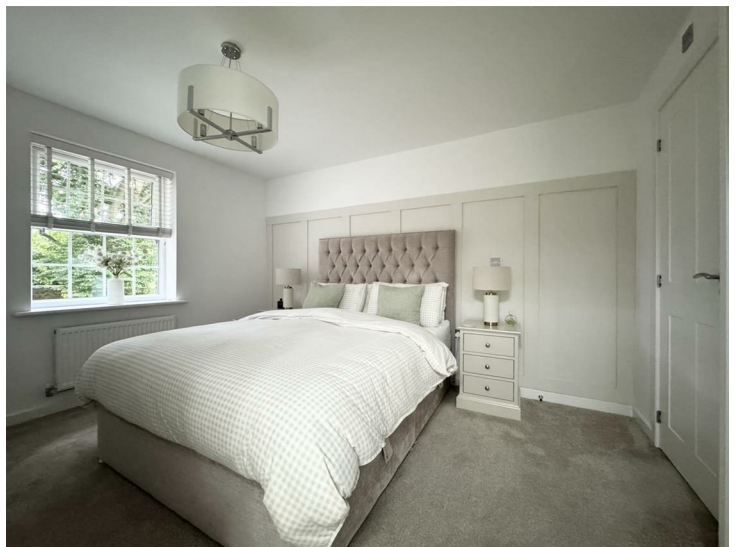
Stairs ascend from the entrance hallway to the first floor landing which has a side facing window, a fitted cupboard and a loft hatch providing access into the loft space. Doors lead to the four bedrooms and house bathroom.





**BEDROOM ONE 10'6" max x 12'2" max**

Positioned to the front of the property, this immaculately presented double bedroom has an abundance of space for bedroom items and has a front facing window which provides a pleasant outlook over the cul-de-sac. There are mirrored fitted wardrobes and doors lead to the en-suite and landing.





### **EN-SUITE 5'2" max x 6'11" max**

The en-suite is fitted with a three piece white suite including a double shower cubicle, pedestal hand wash basin with mixer tap and a low level WC. The room is fully tiled with attractive wall tiles, there is Amtico flooring and spot lights to the ceiling. A side facing obscure glazed window floods the room with light and a door leads to the bedroom.



### **BEDROOM TWO 9'9" max x 10'11" max**

Situated to the rear of the property with lovely views over the garden from its window, this wonderful double bedroom has a fitted wardrobe and is tastefully decorated. A door leads to the landing.



### **BEDROOM THREE 8'9" max x 7'4" max**

Another fantastic double bedroom enjoying neutral decor, a fitted wardrobe and a view over the garden from its rear facing window. A door leads to the landing.





#### **BEDROOM FOUR 8'3" max x 8'7" max**

This charming bedroom can be found to the front of the property and has a fitted wardrobe to one wall. There is a good amount of space for office, dressing room or bedroom furniture and has a front facing window. A door leads to the landing.



#### **HOUSE BATHROOM 5'6" max x 7'2" max**

The bathroom is fitted with a contemporary three piece white suite including a bath with shower over, low level WC and pedestal hand wash basin with mixer tap over. The room is partially tiled with neutral wall tiling, there is Amtico flooring and spot lights to the ceiling. A side facing obscure glazed window allows natural light into the room and a door leads to the landing.



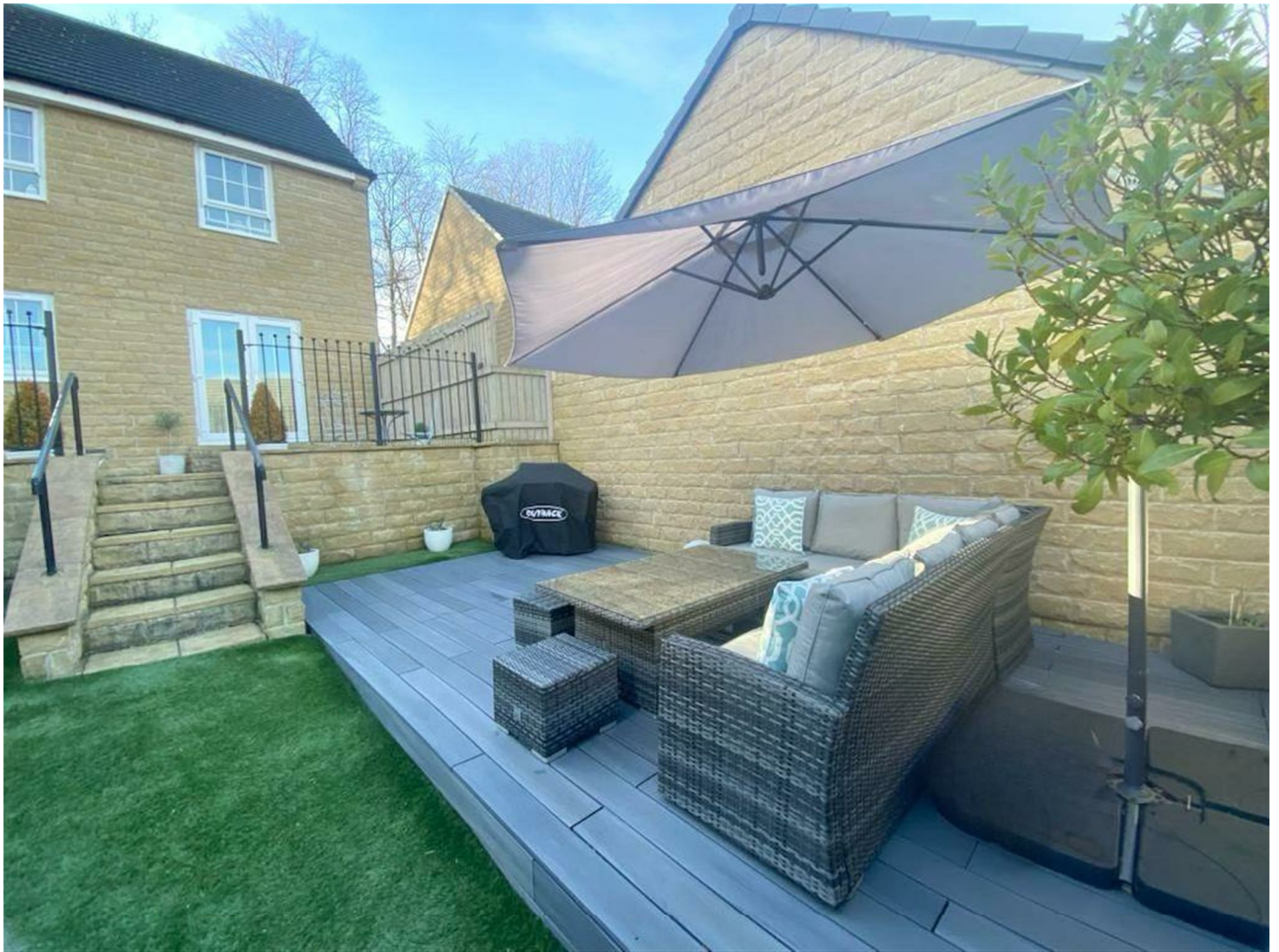


## REAR GARDEN

To the rear of the property there is a fabulous enclosed garden which has a patio and artificial lawn adjoining the property. A few stone steps descend to a further artificial lawned garden and a decked area which is ideal for outdoor dining and entertaining. Steps to one side lead up to the garage and a timber gate provides access out to the side.

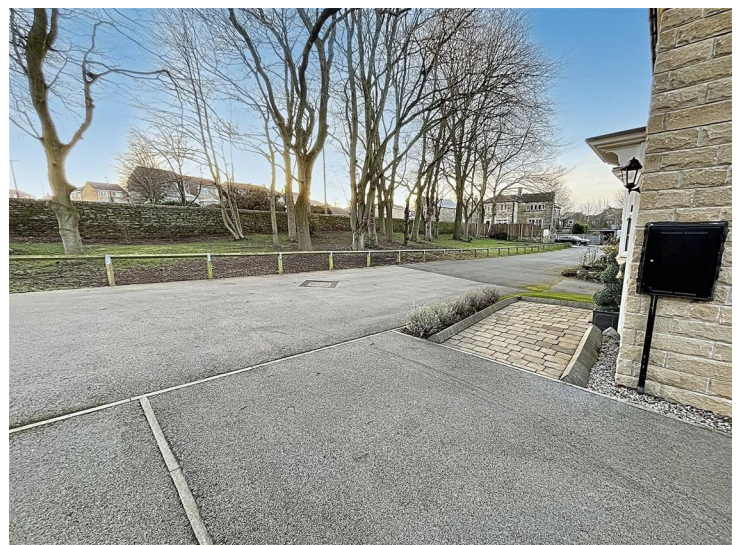






### **FRONT, GARAGE AND PARKING 10'6" x 19'10" max**

To the front of the property there is a low maintenance pebbled garden and shrubbery which is ideal for pots to add a splash of colour to the frontage. A long driveway provides off road parking for multiple vehicles and leads up to a detached single garage which has an up and over door and was once the show home office so also benefits from spot lighting, heating, power sockets and office storage which is ideal for those who need a place to work at home.





## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: Service charge - £167 per annum

COUNCIL AND COUNCIL TAX BAND: Kirklees Band E

PROPERTY CONSTRUCTION: Standard brick and block  
The property has a new build warranty on it through NHBC

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: None

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**

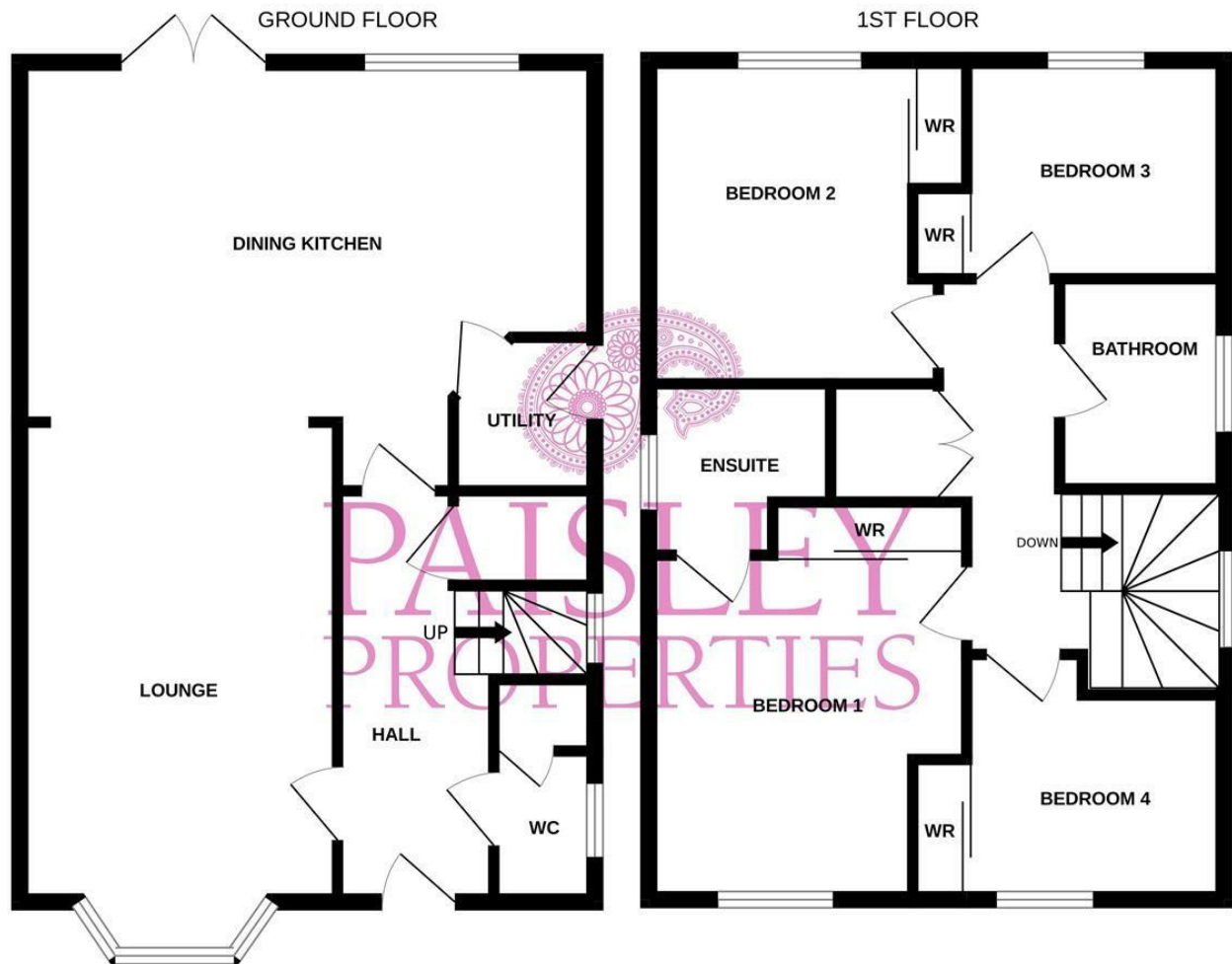
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

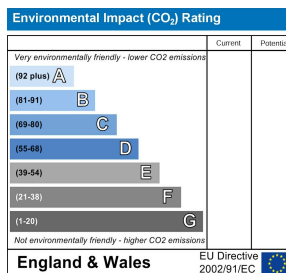
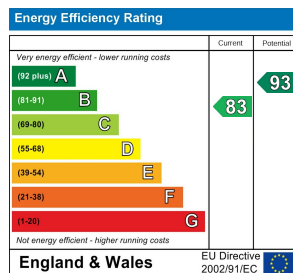
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more 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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**PAISLEY**  
PROPERTIES