

46 Saville Road,  
Skelmanthorpe HD8 9EG

OFFERS AROUND  
£175,000



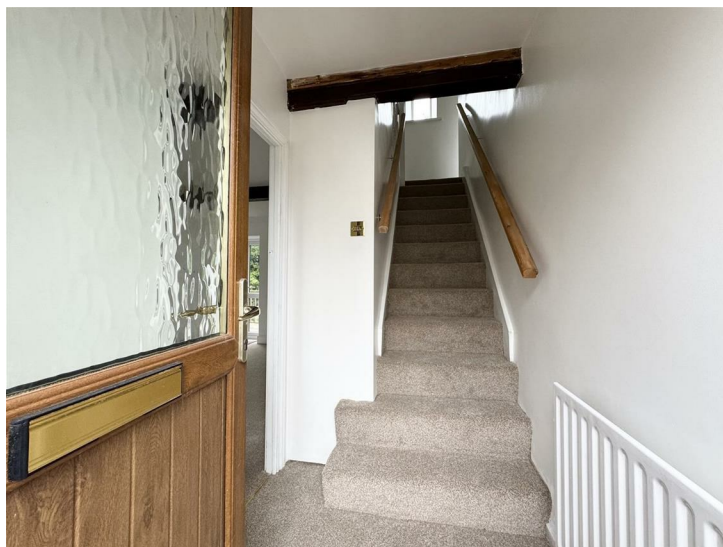
**\*\*NO ONWARD CHAIN\*\* \*\*INTERNAL VIEWING HIGHLY RECOMMENDED\*\* THIS CHARACTERFUL EXTENDED SEMI-DETACHED PROPERTY OFFERS SPACIOUS NEUTRALLY DECORATED ACCOMMODATION THROUGHOUT AND BENEFITS FROM A DECKED AREA TO THE REAR AND ON STREET PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E**

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 4'5" apx x 5'9" apx**

You enter the property through a part glazed oak effect uPVC door into a welcoming entrance hallway which is neutrally decorated with carpet underfoot. A carpeted staircase ascends to the first floor and a part glazed door leads through into the lounge.



### **LOUNGE/DINER 14'8" apx x 16'3" apx**

Spanning the full depth of the property and benefitting from a front facing window and a set of French doors leading out to a balcony. This gorgeous lounge is bursting with character having beams to the ceiling. An electric fire in a marble and timber surround creates a focal point in the room and there is ample space for items of both lounge and dining furniture. A door leads to the entrance hallway, a set of louvre doors lead down to the cellar and an opening leads through to the kitchen.



### **KITCHEN 9'4" apx x 7'10" apx**

Light and airy courtesy of a front facing window and a glazed uPVC stable type door which leads out to the front, this good sized kitchen is fitted with a range of white base and wall units, dark laminate worktops, mosaic tiled grey splashbacks and a single bowl stainless steel sink with mixer tap over. Cooking facilities comprise of an electric hob with a concealed extractor fan over and a single electric fan oven. Integrated appliances include an under counter fridge and separate under counter freezer. There is space and plumbing for a washing machine. The property's central heating boiler is neatly concealed in one of the cupboards. A central spotlight fitting lights the room and there are dark grey ceramic tiles running underfoot. An opening leads through to the lounge.



### **CELLAR 8'6" apx x 8'8" apx**

This practical cellar is accessed via a staircase from the lounge and is a good storage space.

### **FIRST FLOOR LANDING**

A carpeted staircase with a white spindled balustrade ascends to the first floor landing which is L shaped and has a high level window allowing natural light into the space. Doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 8'7" apx x 11'5" apx**

Positioned to the front of the property with a window looking out to the quiet street, this good size double bedroom is neutrally decorated and has space to accommodate freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 7'6" apx x 12'7" apx max**

Located to the rear of the property and filled with natural light from two rear facing windows, this second double bedroom has space to accommodate freestanding items of bedroom furniture. Two hatches allow access to the loft and a door leads to the landing.





### **BEDROOM THREE 9'4" x 7'11" max**

Simply filled with natural light from a large front facing window looking out over the street, this third bedroom is of a good size and would accommodate a double bed and associated items of bedroom furniture. A door leads to the landing.



### **HOUSE BATHROOM 6'4" x 5'5" max**

The bathroom is fitted with a white three-piece suite comprising of a pedestal hand wash basin with chrome mixer tap, a bath with mixer taps and an electric shower over and a low-level WC. The room is fully tiled with beige tiles with a decorative mosaic border and coordinating beige ceramic tiles run under foot. A built-in storage cupboard above the stairs bulkhead provides the perfect place for storing bathroom essentials. A large obscure window allows a generous amount of light to enter and a door leads to the landing.





**EXTERIOR**

Externally, the property does not disappoint either, having roadside parking to the front and a fabulous decked area to the rear which is accessed via a set of French doors from the lounge.



## **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 B

### **PROPERTY CONSTRUCTION:**

Standard brick and block - Stone

### **PARKING:**

On Street Parking

### **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 planning applications on surrounding properties or land which can be viewed on the local government planning portals.

\*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**

Paisley Properties 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.

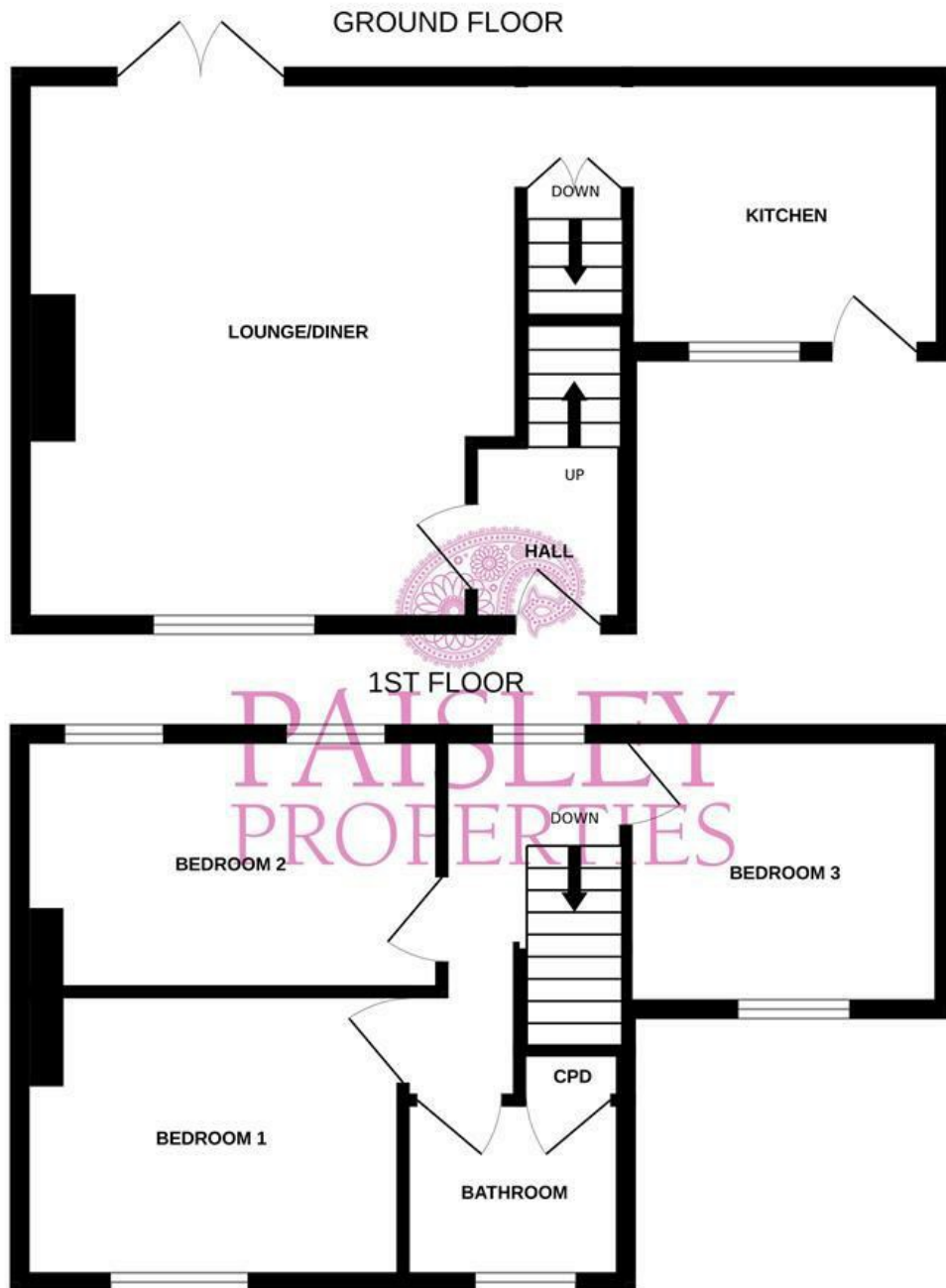
**PAISLEY MORTGAGES**

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>		
(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>		76
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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