

Plot 2 Off Heather Fold,  
Skelmanthorpe HD8 9AR

OFFERS AROUND  
£485,000



NOW AVAILABLE TO VIEW ON SITE IS THIS EXCLUSIVE FOUR BEDROOM DETACHED HOME.

FREEHOLD. COUNCIL TAX BAND AND ENERGY RATING TO BE CONFIRMED UPON COMPLETION.

PAISLEY  
PROPERTIES

## **PLOT TWO SPECIFICATION**

### **LIGHTING**

Spot lights in the kitchen diner and bathrooms.

Pendants throughout the rest of the property.

Spots lighting throughout the house is an OPTIONAL EXTRA.

### **DOORS**

Oak Veneer Cottage style

### **KITCHEN**

Single oven and combination microwave oven.

Induction hob

Extractor

Dishwasher

Sink, drainer and mixer tap

Integrated fridge and freezer 50/50 split.

Cupboard colour choices available.

Laminate worktop, choices available.

Tiled splashback

### **OPTIONAL EXTRAS**

Upgraded worktop.

### **BATHROOMS**

Quality sanitary ware

Fully tiled en-suite

Partially tiled bathroom and W.C

### **UTILITY**

Bank of fitted units, colour options available.

### **FLOORING**

Carpet throughout

Laminate/vinyl in the kitchen, bathrooms and utility.

### **OPTIONAL EXTRAS**

Upgraded floor coverings.

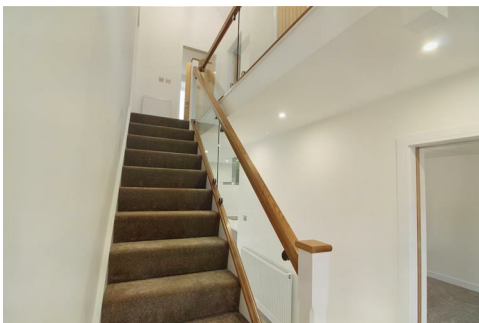
### **GARDENS**

Turfed with patio area.

## **PHOTOGRAPH**

Please note the photos shown are those of the recently completed neighbouring property and are being used to show specification of finish. Other photos of neighbouring properties are available upon request.











### **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.

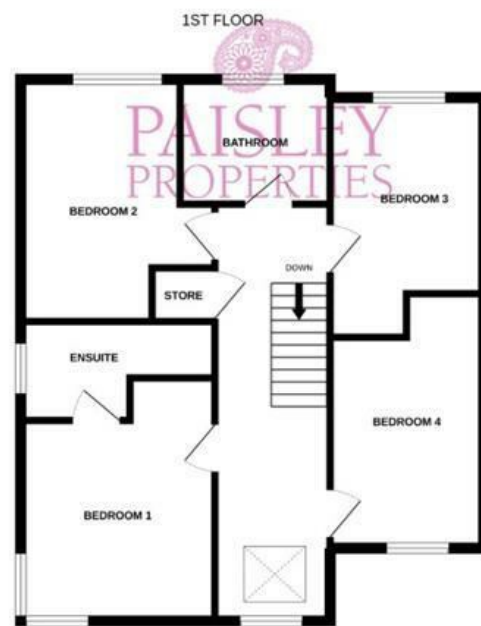
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **PAISLEY 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 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.



PLOT 2

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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

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**PAISLEY**  
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