

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

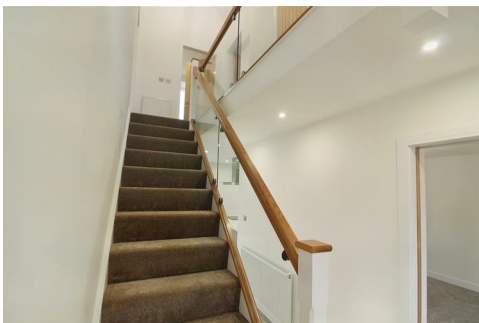
Turfed with patio area.

APPROXIMATE ROOM DIMENSIONS:

Utility Room 2.2m apx x 2.4m apx
Kitchen 3.4m apx x 3.0m apx open to Dining Room 4.33m apx x 3.58m apx
Lounge 3.1m apx x 5.4m apx
Downstairs WC 1.5m apx x 1.4m apx
Master bedroom 3.1m apx x 4m apx (into alcove)
Ensuite 3.1m apx x 1.6m apx
Bedroom Two 2.7m apx x 3.7m apx max
Bedroom Three 2.5m apx x 3.9m max into alcove
Bedroom Four 2.5m apx x 3.9m max into alcove
Family Bathroom 2.1m apx x 1.9m apx

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 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 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) 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	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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