# 27 Woodlands Drive, Skelmanthorpe HD8 9DB

**OFFERS AROUND**
**£425,000**

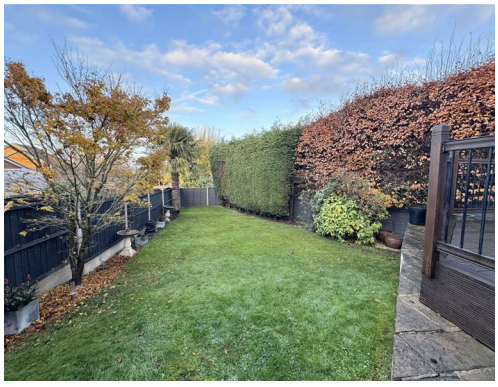














THIS WONDERFUL, WELL PRESENTED FOUR BEDROOM FAMILY HOME BOASTS GENEROUS DOWNSTAIRS LIVING ACCOMMODATION, A LOVELY PRIVATE ENCLOSED REAR GARDEN AND DOUBLE DRIVEWAY.
FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBC

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY 4'4" apx x 4'4" apx**
You enter the property through an oak effect uPVC door into a welcoming hallway with wooden flooring underfoot. A carpeted staircase ascends to the first floor landing and doors lead to the lounge and study.

**LOUNGE 14'9" apx x 12'0" apx**




Positioned to the front of the property with a window looking out to the quiet cul de sac, this spacious lounge is neutrally decorated and has ample space for lounge furniture. A door leads to the landing.

**STUDY 7'10" apx x 10'9" apx**




This versatile space is used as a study by the current owner but it could easily be used as a play room or formal dining room. A front facing window allows natural light to flood in, a set of double doors open into the dining kitchen and a door leads to the entrance hallway.

**DINING KITCHEN 24'11" apx x 14'4" apx**





Spanning the rear of the property this fabulous well appointed dining kitchen is fitted with cream gloss base and wall units, timber worktops, mosaic tiled upstands and splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise a five ring induction hob with a stainless steeel extractor fan over and a single electric oven. Integrated appliances include a fridge, two freezers, dishwasher, washing machine and tumble dryer. A breakfast bar offers an informal dining solution and there is space for a good sized dining table and chairs to one end. An alcove under the stairs allows storage for household items. Wood flooring runs underfoot and there are spotlights to the ceiling with a pendant light over the dining area. Sets of double doors open up to the sun room and study creating a great entertaining space whilst an external door leads out to the side of the property and a door leads to the downstairs WC.









**DOWNSTAIRS WC 4'0" apx x 3'11" apx**



Handily located just inside the side door to the property, this downstairs WC is fitted with a beech effect vanity cupboard unit with integral handwash basin and mixer tap and a low level WC. Wood flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the dining kitchen.

**SUN ROOM 11'3" apx x 13'5" apx**





This fabulous addition to the property is stylishly presented and filled with natural light courtesy of not only a set of bifold doors which open to the decked patio area but also two velux windows and a side facing window too. The sun room has an electric fire in a white polished surround as a focal point and ample space for lounge furniture. A set of double doors and two steps lead up to the dining kitchen.





**FIRST FLOOR LANDING 9'10" apx x 6'1" apx**

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy and has doors leading to the four bedrooms and house bathroom.

**BEDROOM ONE 12'2" apx x 11'7" apx**





Tastefully decorated and of good proportions is this master bedroom which has a window looking out to the quiet cul de sac. There is ample space for freestanding bedroom furniture. Doors lead to the ensuite and landing.

**ENSUITE 4'9" apx x 6'6" apx**





This contemporary ensuite shower room is fitted with a large enclosure equipped with a Mira electric shower alongside a compact anthracite gloss vanity unit incorporating a cupboard for storage with an integral handwash basin with satin brass tap and a low level WC. The room is partially tiled with large grey tiles with a decorative mosaic panel to the shower area adding interest. Grey herringbone wood effect vinyl flooring runs underfoot. A chrome heated towel rail completes the room. A door leads to the bedroom.

**BEDROOM TWO 11'3" apx x 9'1" apx**




This second double bedroom can be found to the rear of the property with views over the garden and towards Emley Moor Mast from its window. It boasts tasteful décor and has an abundance of space for freestanding bedroom furniture. A door leads to the landing.

**BEDROOM THREE 11'6" apx x 8'0" apx**




This charming third double bedroom has a dormer style window looking out over the street with sloped ceilings either side adding interest. There is ample space for freestanding bedroom furniture. A door leads to the landing.

**BEDROOM FOUR 7'2" apx x 8'0" apx**




Located to the rear of the property with a window overlooking the garden and offering views of Emley Moor Mast, this fourth bedroom is used as a dressing room by the current owners but could easily accommodate a single bed and associated items of bedroom furniture, A hatch allows access to the loft and a door leads to the landing.

**FAMILY BATHROOM 6'1" apx x 5'6" apx**




This modern family bathroom has a three piece white suite comprising a bath with shower attachment mixer tap and an electric shower over, a pedestal handwash basin with a mixer tap and a low level WC. The room is fully tiled with a combination of mocha and cream tiles. A large obscure window allows natural light to enter and a door leads to the landing.

**FRONT & PARKING**

To the front of the property is a double driveway and a path leads down the side to the rear garden which is accessed through a timber gate.

## REAR GARDEN





To the rear of the property sits a long private enclosed garden which is mainly laid to lawn with well established trees and shrubs to the perimeter, a raised decked seating area adjacent to the house and a shed provides storage for garden items. There is a further long shed nestled down the side of the property allowing extra storage.





**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 D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
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 defect 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 1800 Mbps download and 2200 Mbps upload

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 has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

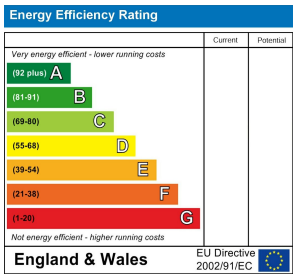
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

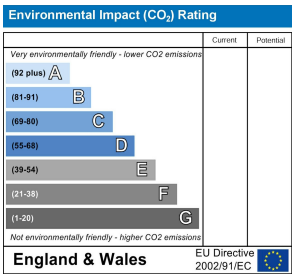
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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 to arrange an appointment.

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

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