8 Park Lodge View, Skelmanthorpe HD8 9UN

OFFERS AROUND £230,000

NO ONWARD CHAIN THIS TWO BEDROOM LINK DETACHED PROPERTY IS NEUTRALLY DECORATED THROUGHOUT AND OFFERS GOOD SIZED ACCOMMODATION. IT BOASTS A PRIVATE ENCLOSED REAR GARDEN, GARAGE & DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY PROPERTIES

ENTRANCE PORCH 3'1" apx x 5'7" max into cupboard

You enter the property through a part glazed white UPVC door into the hallway which has wood effect laminate flooring under foot. A large cupboard with a front facing window provides storage for coats and household items and a door leads through to the lounge.

LOUNGE 14'10" apx x 11'8" apx

Located to the front of the property with a bay window looking out to the street, this good sized lounge has wood effect laminate flooring under foot, neutral décor and ample space for lounge furniture. A white painted spindled staircase ascends to the first floor. Doors lead to the entrance hall and dining kitchen.

DINING KITCHEN 11'8" apx x 9'10" apx

Spanning the rear of the property the dining kitchen is light and airy courtesy of not only a window but also a set of sliding patio doors leading out to the rear garden. It is fitted with a range of cream base and wall units with grey accents, laminate roll top worktops and matching splashback and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise a four burner gas hob with a matching stainless steel extractor fan over and a stainless steel double electric fan oven. Integrated appliances include a dishwasher and an under counter fridge and there is a freestanding washing machine too. Tile effect vinyl flooring runs under foot and there are two stainless steel spotlight fittings illuminating the room well. A door leads to the lounge.

FIRST FLOOR LANDING 6′2″ apx x 6′0″ apx

A white spindle staircase ascends from the lounge to the first floor landing which again is neutrally decorated with wood effect laminate flooring underfoot. A large built in cupboard houses the property's hot water cylinder and provides storage for household items. A hatch allows access to the loft and doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 11′7″ x 9′8″ into robes

Positioned to the rear of the property with a window looking out over the garden, this good sized double bedroom benefits from a bank of fitted wardrobes to one wall, neutral décor and wood effect laminate flooring underfoot. A door leads to the landing.

BEDROOM TWO 8′10″ apx x 11′6″ apx

The second double bedroom is located to the front of the property with a window overlooking the street. There is ample space for freestanding bedroom furniture and a surface to one corner covering the stairs bulkhead which could be used as a dressing table. The room is neutrally decorated with wood effect laminate flooring under foot. A door leads to the landing.

HOUSE BATHROOM 6′1″ apx x 5′4″ apx

These contemporary bathroom is fitted with a three-piece white suite comprising a deep bath with central taps with an electric shower over alongside a pedestal hand wash basin with chrome mixer tap and a matching low-level WC. The room is partially tiled with pale grey tiles and wood effect laminate flooring runs underfoot. A side facing obscure window allows natural light to enter and a door leads to the landing.

FRONT, GARAGE & PARKING 8′0″ apx x 17′6″ apx

To the front of the property is a driveway in front of a single garage which has an up and over door light and power.

REAR GARDEN

To the rear of the property is a private enclosed garden space which has been landscaped with a patio adjacent to the house and steps leading down to a low maintenance gravel area with perimeter planting. A path leads around the side of the property to the front and a personnel door leads into the back of the garage.

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

PARKING:
Garage & Driveway

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 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 10 000 Mbps

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 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.

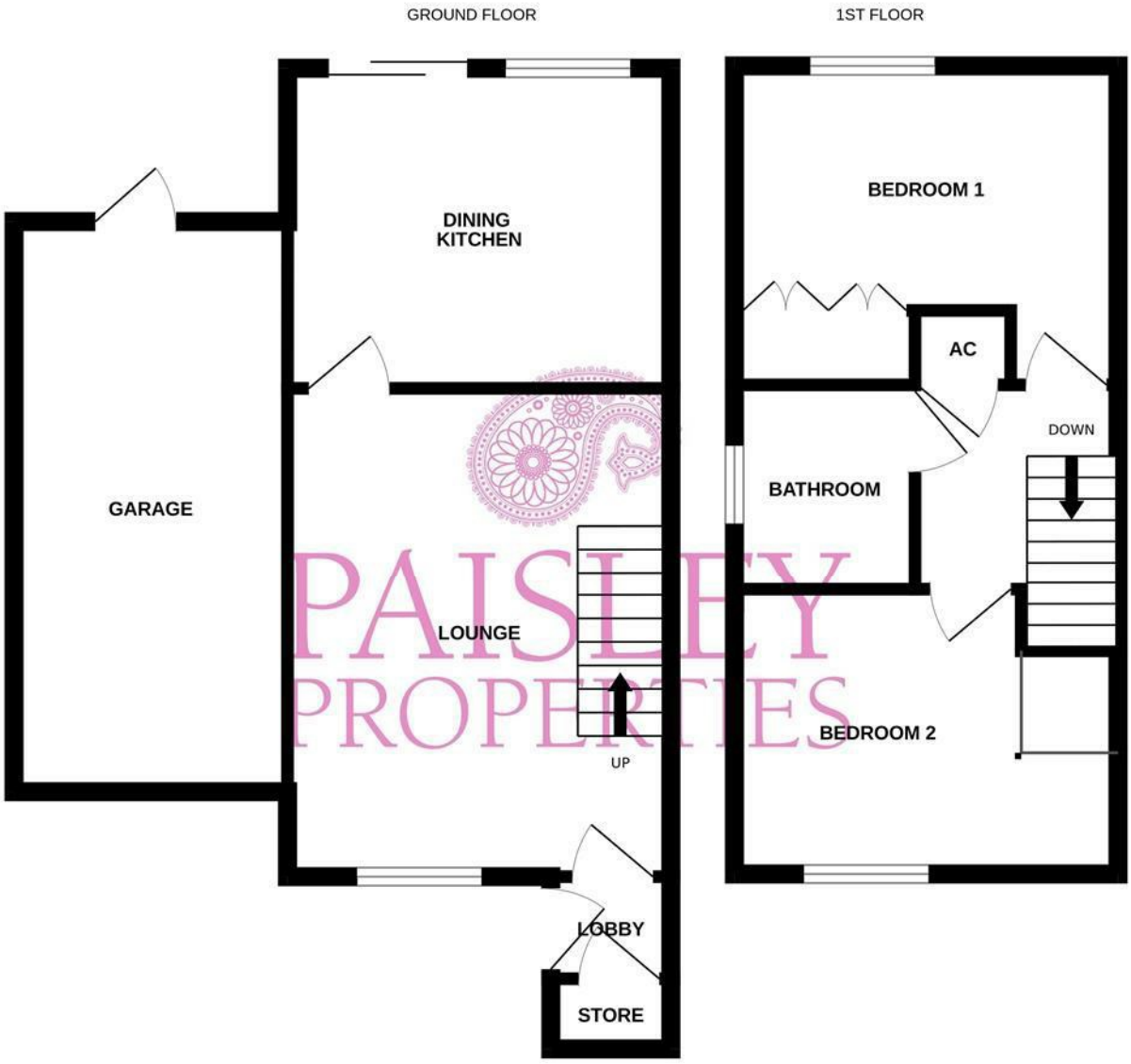
PAISLEY PROPERTIES

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. *



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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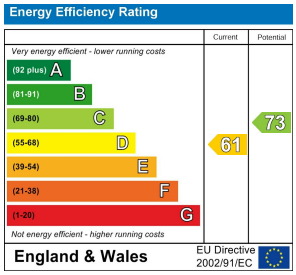

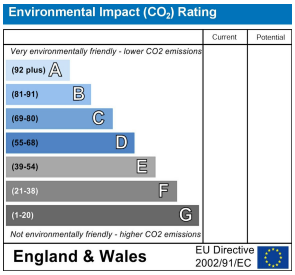

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