

33 Windmill Crescent,  
Skelmanthorpe HD8 9EL

OFFERS AROUND  
£195,000



**\*\* NO ONWARD CHAIN\*\*** A TWO BEDROOM SEMI-DETACHED PROPERTY SIMPLY BURSTING WITH POTENTIAL AND OFFERING SPACIOUS ACCOMMODATION THROUGHOUT. IT BOASTS DRIVEWAY PARKING AND A WRAP AROUND GARDEN WHICH IS ENCLOSED TO THE REAR WITH A SHED AND A SUMMERHOUSE. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 4'4" apx x 6'7" apx**



You enter the property through a part glazed white uPVC door into a welcoming entrance hallway which has space to remove outdoor clothing on arrival. A carpeted staircase ascends to the first floor and doors lead to the lounge and to the dining kitchen.

### **LOUNGE 15'9" apx x 11'9" apx**



Spanning the full depth of the property and simply flooded with natural light from windows to dual aspects, this lovely large lounge has a gas fire (currently not working) in a polished marble surround as a focal point whilst alcoves either side make the perfect spaces for freestanding items of furniture. There is a central satin chrome light fitting and matching wall lights to the alcoves. A door leads to the entrance hallway.

### **DINING KITCHEN 8'4" apx x 15'9" apx**



Light and airy courtesy of windows to dual aspects and a part glazed uPVC door leading out to the garden, this modern dining kitchen has a built-in pantry to one corner. The kitchen is fitted with beech effect base and wall units with wood effect laminate worktops, metro white tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise a freestanding electric cooker with a white extractor fan over. There are spaces for a washing machine and under counter fridge. Cream ceramic tiles run under foot and two spotlight bars illuminate the room well. There is space to accommodate a small dining table. A door leads to the entrance hallway.

### **FIRST FLOOR LANDING 5'9" apx x 4'7" apx**

A staircase ascends from the entrance hallway to the first floor landing which has a hatch allowing access to the loft and doors leading to the two bedrooms and house bathroom

### **BEDROOM ONE 15'10" apx x 11'7" max**



The superb double bedroom benefits from windows to dual aspects allowing natural light to flood in. There is ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.



## **BEDROOM TWO 11'10" apx x 10'4" max into doorway**



Located to the front of the property with a large window looking out to the front garden and street beyond, this good size double bedroom has carpet underfoot and pendant lighting. A door leads to the landing.

## **HOUSE BATHROOM 7'2" apx x 8'9" apx**



This generous bathroom is fitted with a three-piece white suite comprising a pedestal hand wash basin with chrome taps, a low-level WC and a bath with a thermostatic mixer shower over. The walls are partially tiled with white tiles and there are contrasting dark grey ceramic tiles under foot continuing around the side of the bath. A large obscure window simply fills the space with natural light and a door leads to the landing.



## REAR GARDEN



To the rear of the property is a large enclosed garden which has a patio area and a further decked area perfect for garden furniture. The rest is laid to lawn and there is a garden shed and summerhouse for storing garden items.

## FRONT & PARKING



To the front of the property is a driveway for one vehicle and an enclosed lawned garden with a path up to the front door. A path stretches along the side of the property, with a low maintenance garden alongside, to the rear garden which is accessed through a timber gate.

## **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 A

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

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 1000 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 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.

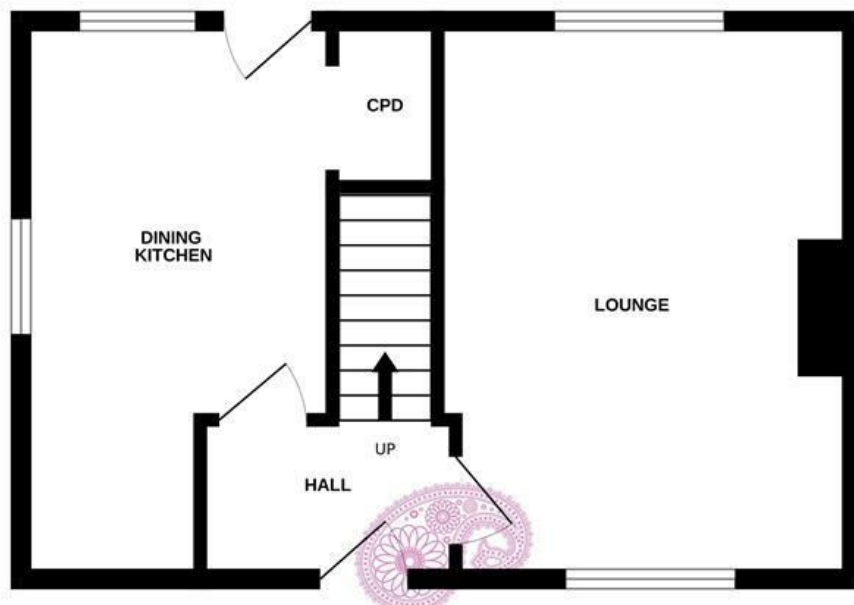
## **PAISLEY MORTGAGES**

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. \*



## GROUND FLOOR



## 1ST FLOOR



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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 84        |

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

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