

1 King Street,  
Skelmanthorpe HD8 9DY

OFFERS AROUND  
£300,000



BOASTING A CHARMING CENTRAL VILLAGE LOCATION, THIS DECEPTIVELY SPACIOUS THREE BEDROOM STONE COTTAGE IS NEUTRALLY DECORATED, PRESENTED TO A HIGH STANDARD AND INCLUDES A STUNNING OPEN PLAN DINING KITCHEN, LOW MAINTENANCE REAR GARDEN AND DRIVEWAY TO THE FRONT.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 4'3" max x 14'11" max**

You enter the property through a part glazed composite door into this welcoming entrance hall which has ample space to remove and store your coats and shoes. Herringbone wood effect LVT flooring runs underfoot and there are spotlights and a pendant light to the ceiling. Timeless wood panelling partially adorns the walls and the space is neutrally decorated. Doors lead to the lounge, cellar head and dining kitchen.

**LOUNGE 14'10" max x 12'10" max**

Neutrally decorated and full of character having high ceilings, a ceiling rose and picture rail this stunning lounge has been updated with modern panelling to one wall and a media wall to the other. There is an abundance of space for furniture and a large front facing window which fills the room with natural light. A door leads to the entrance hallway.



## CELLAR

Stone steps lead down to this handy cellar which has power, light and is where the meters and fuse box are located.

## DINING KITCHEN 16'11" max x 17'9" max

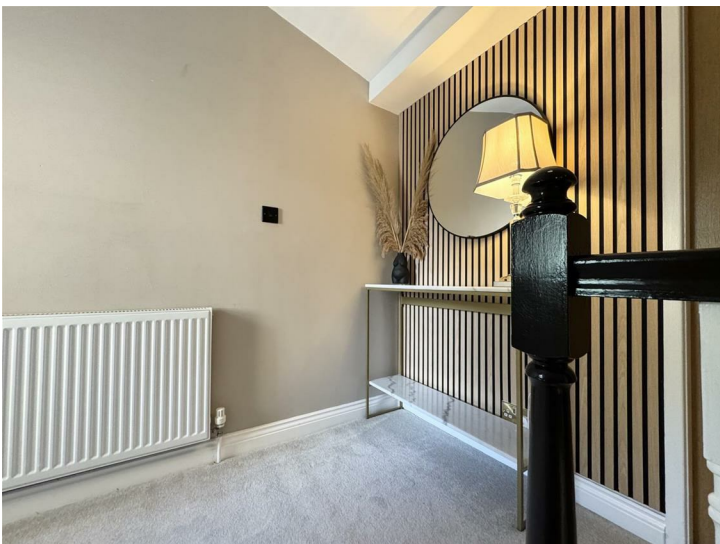
Spanning the rear of the property, this superb dining kitchen is extremely impressive in size and really is the perfect place to sit and enjoy delicious meals with loved ones. The kitchen area is fitted with a combination of cream and navy shaker style wall and base units, contrasting marble effect granite work surfaces, matching up-stands and a one and a half bowl sink and drainer with mixer tap over. Cooking facilities comprise an induction hob and a single electric fan oven. Integrated appliances include a washing machine and dishwasher and a tall fridge freezer too. Dual aspect windows and a set of French doors allow natural light into the space and open up to the garden. A central island subtly divides the kitchen from the generous dining area and also provides informal dining for up to four with space for breakfast stools. Wood effect herringbone flooring runs underfoot and spotlights to the ceiling and contemporary light fittings over the island complete the room. Doors lead to the entrance hallway and stairfoot and French doors open to the rear patio.





### **FIRST FLOOR LANDING 11'10" max x 10'7" max**

A carpeted staircase with a monochrome balustrade ascends from the dining kitchen to the spacious first floor landing which is beautifully presented with a slatted wood feature wall and has room for an item of furniture. A front facing window allows natural light to flood in and doors lead to the three bedrooms and house bathroom.



### **BEDROOM ONE 14'11" max x 12'10" max**

Situated to the front of the property, this spectacular double bedroom is decorated in neutral tones and is extremely generous in size. There are globe contemporary lights to either side of the bed. A large front facing window overlooks the quiet street and a door leads to the landing.



### **BEDROOM TWO 6'9" max x 14'9" max**

Another good sized bedroom this time located to the rear of the property with charming garden views from its window. There is a good amount of space for furniture and neutral décor. A door leads to the landing.



### **BEDROOM THREE 9'4" max x 14'8" into door**

With copious amounts of space for furniture, this versatile room could be a great guest room, home office or hobby room and has a rear facing window enjoying the same views as bedroom two. The room is tastefully decorated with painted wooden slats to one wall and another slatted feature on the other wall. A door leads to the landing.



### **HOUSE BATHROOM 6'0" max x 11'1" max**

Beautifully designed to create an air of tranquility and calm, this contemporary bathroom is fitted with a ridged freestanding bath tub with pedestal satin brass taps, a contrasting black ridged vanity drawer unit with bowl handwash basin and a low level WC sitting alongside a stunning walk in shower with a satin brass waterfall mixer shower. A wood panelled wall adds a luxury touch alongside the polished marble tiles which adorn the other walls and continue underfoot. A black heated towel rail and spotlights set into the sloped ceiling completes the room. A small obscure window allows natural light to enter and a door leads to the landing.



### **FRONT AND PARKING**

To the front of the property there is a low maintenance gravelled garden with box shrubs adding interest to the frontage and a driveway provides off road parking.

### **REAR GARDEN**

To the rear of the property there is a low maintenance patio which is ideal for pots, planters and al-fresco dining.





## **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 brick and block / Stone

PARKING:  
Driveway

RIGHTS AND RESTRICTIONS:  
In a conservation area

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property during the current vendor's ownership.  
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**

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.

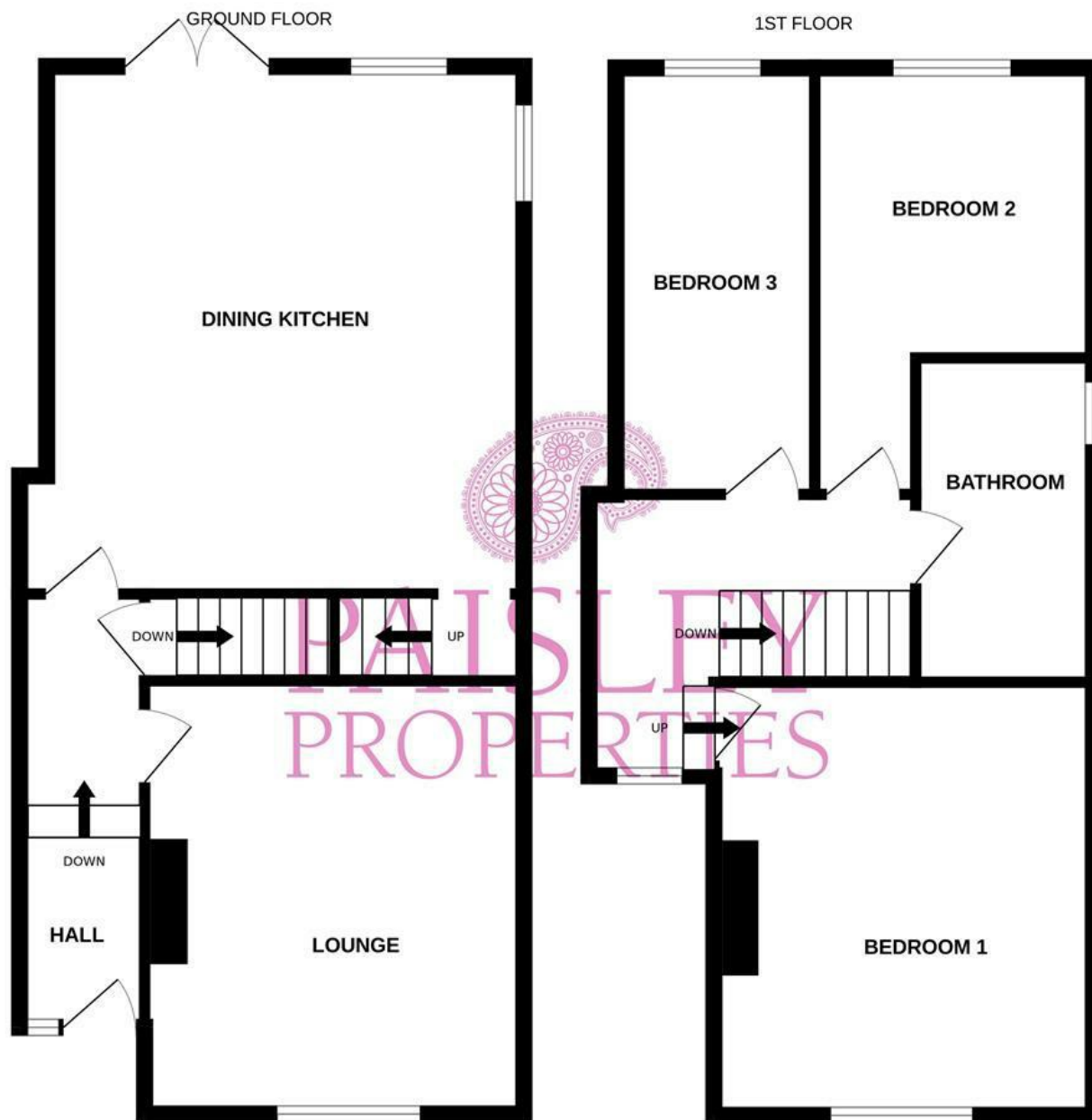
**PAISLEY MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

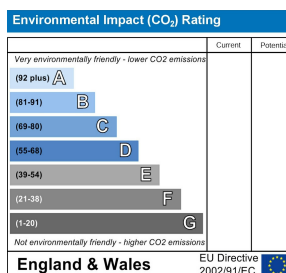
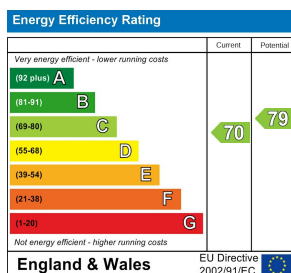
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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.



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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**PAISLEY**  
PROPERTIES