

4 Lea Terrace, Gib Lane,
Skelmanthorpe HD8 9BY

OFFERS AROUND
£280,000



THIS SPACIOUS, EXTENDED THREE BEDROOM END TERRACE BOASTS A DRIVE,
GARAGE AND SUPERB REAR GARDENS CLOSE TO THE BUSTLING VILLAGE CENTRE.

FREEHOLD / COUNCIL TAX BAND: / ENERGY RATING:

PAISLEY
PROPERTIES

ENTRANCE PORCH 3'2" apx x 3'1" apx

You enter the property through a composite part glazed door into this handy entrance porch where there is space to remove outdoor coats and shoes before entering the living space. There is an obscure glazed side window, wall lighting, tiled flooring and a timber door which opens into the lounge.

LOUNGE 24'11" apx x 10'1" ext. to 13'9" to include the st

This large open plan living space is perfect for accommodating a range of furniture, whether that be sofas and a dining table, or lounge furniture and a little snug/work space/reading corner, the room really can become the heart of the home where you can enjoy family time or entertaining friends. There is a feature fireplace with marble surround and electric fire which creates a nice focal point, a front facing window which allows natural light to pour in, alongside ceiling and wall lighting. A staircase rises to the first floor landing, a few steps lead down into the dining room and doors lead to the kitchen, W.C. and entrance porch.



DINING ROOM 10'0" apx x 8'7" apx



The property was extended to create this wonderful versatile room which is currently used as a formal dining room but would alternatively make a fantastic study or playroom. There are high ceilings, a big picture window and glazed door which opens to, and provides views over, the garden, wall and ceiling lights and attractive parquet wooden flooring. The steps and built-in storage provide a subtle divide between here and the lounge.

BREAKFAST KITCHEN 12'4" apx x 11'2" apx



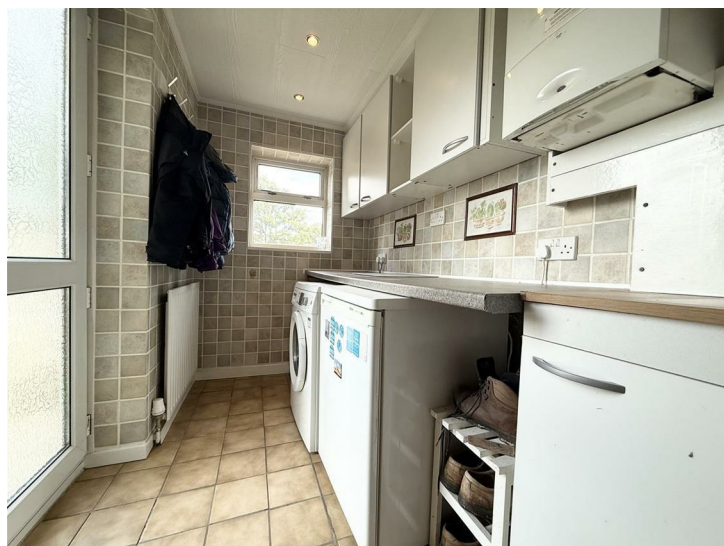
A good-sized space, this kitchen is fitted with pale wood effect wall and base units, contrasting black work surfaces, tiled splashbacks and a black corner sink unit with three bowls, a drainer and mixer tap. Integrated appliances include a double electric oven, four ring electric hob, extractor fan, fridge and dishwasher. There is space for a breakfast table and chairs, a rear facing window looks out over the garden, there is spot lighting, tile-effect flooring and doors which lead to the lounge and utility.

UTILITY ROOM 8'8" apx x 5'0" apx

This practical addition to the house provides space for an under-counter freezer, washing machine and tumble dryer. There is a roll top work surface, rear facing window, the room is fully tiled in wall and floor tiles and a uPVC glazed door opens to the side patio. The boiler is neatly housed in here and a further door leads back to the kitchen.

DOWNSTAIR W.C 4'7" apx x 3'1" apx

Recently installed, this W.C. discreetly sits under the stairs and is fitted with a wall mounted vanity unit with hand wash basin and mixer tap and a low-level toilet. The room is half tiled in decorative wall tiles, has a wall light, LVT flooring and an extractor. A door leads to the lounge.



FIRST FLOOR LANDING 6'9" apx x 5'4" apx

Stairs ascend from the lounge to the first floor landing where there is a ceiling hatch providing access to the loft space and doors leading to the three bedrooms and shower room.

BEDROOM ONE 16'8" apx x 10'5" ext. to 12'2"



Generously sized, this double/king-size bedroom benefits from lots of built-in storage including wardrobes, drawers and a dressing table alongside an over-bulkhead cupboard. Positioned to the front of the property there is a window overlooking the street and a door which leads to the landing.

BEDROOM TWO 13'7" inc wardrobes x 9'1" ext. to 10'7" into the



Located to the front of the property with a window overlooking Gib Lane, this well proportioned double bedroom has fitted wardrobes, built-in shelving in an alcove and a door which leads to the landing.

BEDROOM THREE 14'3" max x 8'0" max



This L-shaped room enjoys a beautiful outlook over the garden and Skelmanthorpe rooftops from its window and could comfortably accommodate a double bed if required. Currently used as a study there is shelving to the walls. A door leads to the landing.



SHOWER ROOM 10'4" max x 8'5" max



Originally two separate rooms, this now spacious shower room is fitted with a double shower cubicle with glazed screen and mains-fed shower, a bank of base units providing great storage, a roll worktop which has an inset hand wash basin with mixer tap and a concealed-cistern W.C. The room has decorative wall tiles around the shower, spot lighting, two rear facing obscure glazed windows and a chrome heated towel rail. A door leads to the landing.

DRIVE AND GARAGE



A block paved driveway provides off road parking and leads up to a single garage with an up-and-over door.

FRONT GARDEN

There is a low maintenance stone rockery style garden to the front and a path leads to the front door. There is access down the side of the property to the rear.

REAR GARDEN



Adjoining the house there is a wrap around paved patio which is perfect for outdoor dining furniture and a BBQ area.

An access path divides the patio from the main garden.

The main garden is a superb space, and unusually large. It is mainly laid with lawn, but there are well stocked mature flower and shrub borders. At the bottom of the garden is a potting shed and further secluded seating area.



MATERIAL INFORMATION - PAISLEY

TENURE:

Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Kirklees

PROPERTY CONSTRUCTION:

Standard

PARKING:

Garage and Driveway

RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land and the neighbours have a right of access over the property's land via an access path.

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 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 xxx Mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES - PAISLEY

AGENT 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.

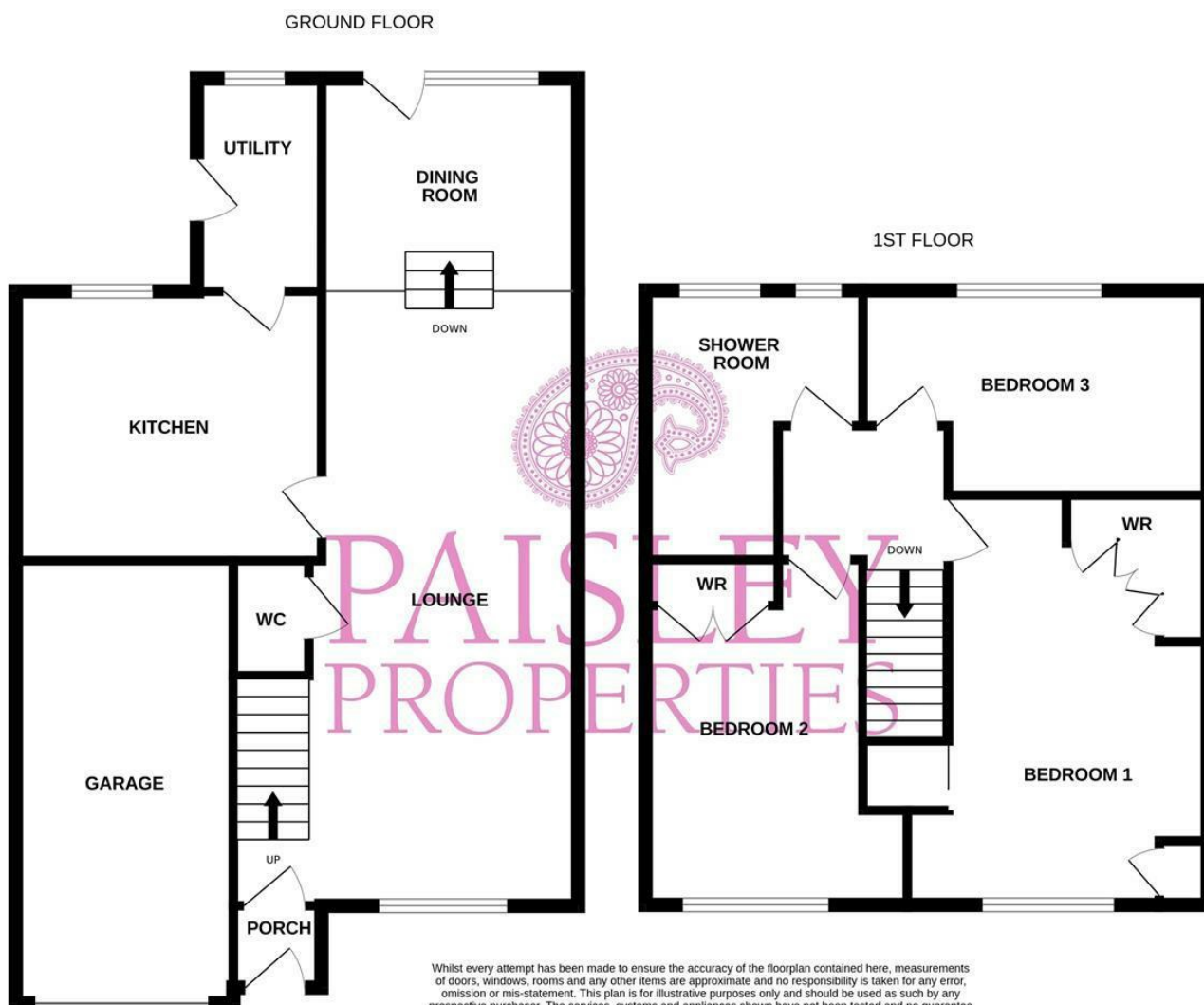
PAISLEY PROPERTIES - PAISLEY

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 - PAISLEY

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. *



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	

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			
England & Wales		EU Directive 2002/91/EC	

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