# 49 Station Road,
# Skelmanthorpe HD8 9AU

## OFFERS AROUND
## £350,000















BEAUTIFULLY PRESENTED THROUGHOUT, THIS THREE BEDROOM DETACHED HOME BOASTS SPACIOUS ACCOMMODATION OVER THREE FLOORS, MULTIPLE RECEPTION ROOMS AND A GENEROUS ENCLOSED REAR GARDEN WITH POTENTIAL FOR OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

**ENTRANCE HALL**
You enter the property through a part glazed composite door into the entrance hall where there is space to remove coats and shoes. The entrance hall is fitted with solid wood engineered oak flooring, a door leads through to the lounge and a staircase ascends to the first floor landing.

**LOUNGE 18′1″ max x 13′2″ max (inc. alcoves)**




Bright and airy courtesy of a large front facing window fitted with shutters, this generously sized lounge benefits from a stunning inglenook fireplace with a wood burning stove which creates a beautiful focal point in the room. There are panelled alcoves to either side of the fireplace and a lovely exposed stone wall and original exposed timber beams add plenty of character to this home. The room enjoys neutral décor and there is solid wood engineered oak flooring under foot. Doors lead through to the entrance hall and kitchen.




**KITCHEN 12'6" max (inc. staircase) x 11'8" max**




Leading through from the lounge and positioned to the rear of the house is this exceptionally well presented kitchen which benefits from an incredible view over towards Emley Moor from its rear facing window. The kitchen is fitted with high gloss sage shaker style wall and base units, granite work surfaces and Belfast sink with mixer tap over. Features include an electric oven, an induction hob with extractor fan above and a slmline integrated dishwasher. The room has exposed timber beams, dual aspect windows, spot lighting to the ceiling and stunning wood effect Amtico flooring. Doors lead through to the lounge, utility room and a staircase descends to the lower ground floor where the second sitting room and sun room are situated.

**UTILITY ROOM / DOWNSTAIRS WC / CELLAR 5'7" apx x 5'0" apx**




Positioned off the kitchen is this handy utility room which has space for a tall fridge freezer or for storage which then leads through to a dowstairs WC which is fitted with a combined wash basin and WC. A door leads through to the kitchen and a second door opens to stone steps which descend to the cellar which has light, power, a radiator and the property's combination boiler is housed down here. There is also a utility area with plumbing for a washing machine and space for a tumble dryer.

**SECOND RECEPTION ROOM 12'3" apx (inc staircase) x 11'4" apx**





Positioned on the lower ground floor is the second reception room. The room has been neutrally decorated and there is ample space to house free standing furniture. Currently being used as a second sitting room, this room would also make a brilliant play room or home study. The room has been fitted with high level side facing windows allowing natural light to flood in. Double part glazed French doors lead through to the sun room and a staircase ascends to the kitchen.

**SUN ROOM 10'8" approx x 7'7" approx**





To the rear of the property, the stone built sun room has a stunning outlook over the rear garden and there are mullion windows to each side allowing the room to be filled with an abundance of light. There is wood effect flooring, spot lighting and two further sky lights. The room enjoys neutral tones and there is a lovely exposed stone wall. Part glazed French doors lead through to the second reception room and further French doors take you out to the rear garden.

**FIRST FLOOR LANDING**




A staircase ascends to the spacious first floor landing which has a side facing window providing a pleasing view towards Emley Moor. Doors lead through to the three bedrooms and house bathroom.

**BEDROOM ONE 12'2" max x 9'3" max**



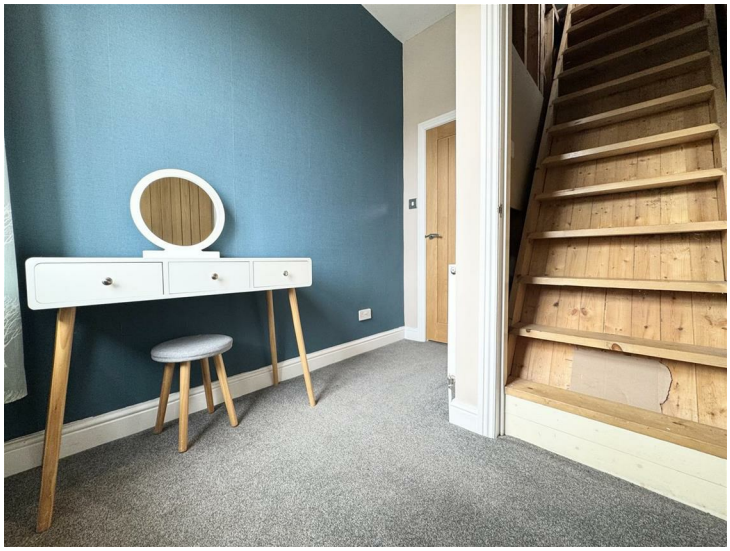

Positioned to the front of the property is this great sized double bedroom which has been tastefully decorated and benefits from fitted wardrobes to one wall. The room has a front facing window and a door leads to the first floor landing.

**BEDROOM TWO 11'3" apx x 8'7" apx**




Another good sized double bedroom which is situated at the rear of the property and has a glorious view over neighbouring countryside from its rear facing window. The room has been nicely presented, there is wood effect laminate flooring and a door leads through to the first floor landing.

**BEDROOM THREE 8'11" max (into doorway) x 6'9" max**

This charming single bedroom is positioned to the front of the property and would also make a fabulous nursery, home office or hobby room if desired. There is a front facing window and doors lead through to the first floor landing and the loft space which has been fitted with a staircase, a side facing window and is boarded with light and power, providing the basis for future development potential.

**HOUSE BATHROOM 9'2" apx x 5'5" apx**




This well presented bathroom is fitted with a white four piece suite comprising of a bath fitted with a central mixer tap, hand wash basin which sits upon a modern vanity unit, corner shower cubicle with a fitted glazed door and low level W.C. The room has been fully tiled with decorative tiles and there is complementary wood effect laminate flooring. There is a rear facing obscure glazed window, spot lighting to the ceiling and a chrome heated towel rail. A door leads to the first floor landing.

**REAR GARDEN**




This exceptionally large enclosed rear garden has various different areas and has been lovingly maintained. The garden has a large lawned area, a York stone paved area and timber decking which makes it the perfect space for outdoor dining and entertaining. To the bottom of the garden sits a summer house which has light and power.A metal sliding gate allows access in to the rear area from the side of the property and could provide off road parking for multiple vehicles subject to garden alterations being made. The garden is fully enclosed by timber fencing and boundary walls.





**FRONT & PARKING**
To the front of the property there is a lawned garden which is fully enclosed by boundary stone walls. A gate allows access to the street. The vendor currently parks their vehicle at the side of the property on a strip of land which belongs to the property.

**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:
Potential for off road parking.

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 1800 Mbps download and 220Mbps 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 have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

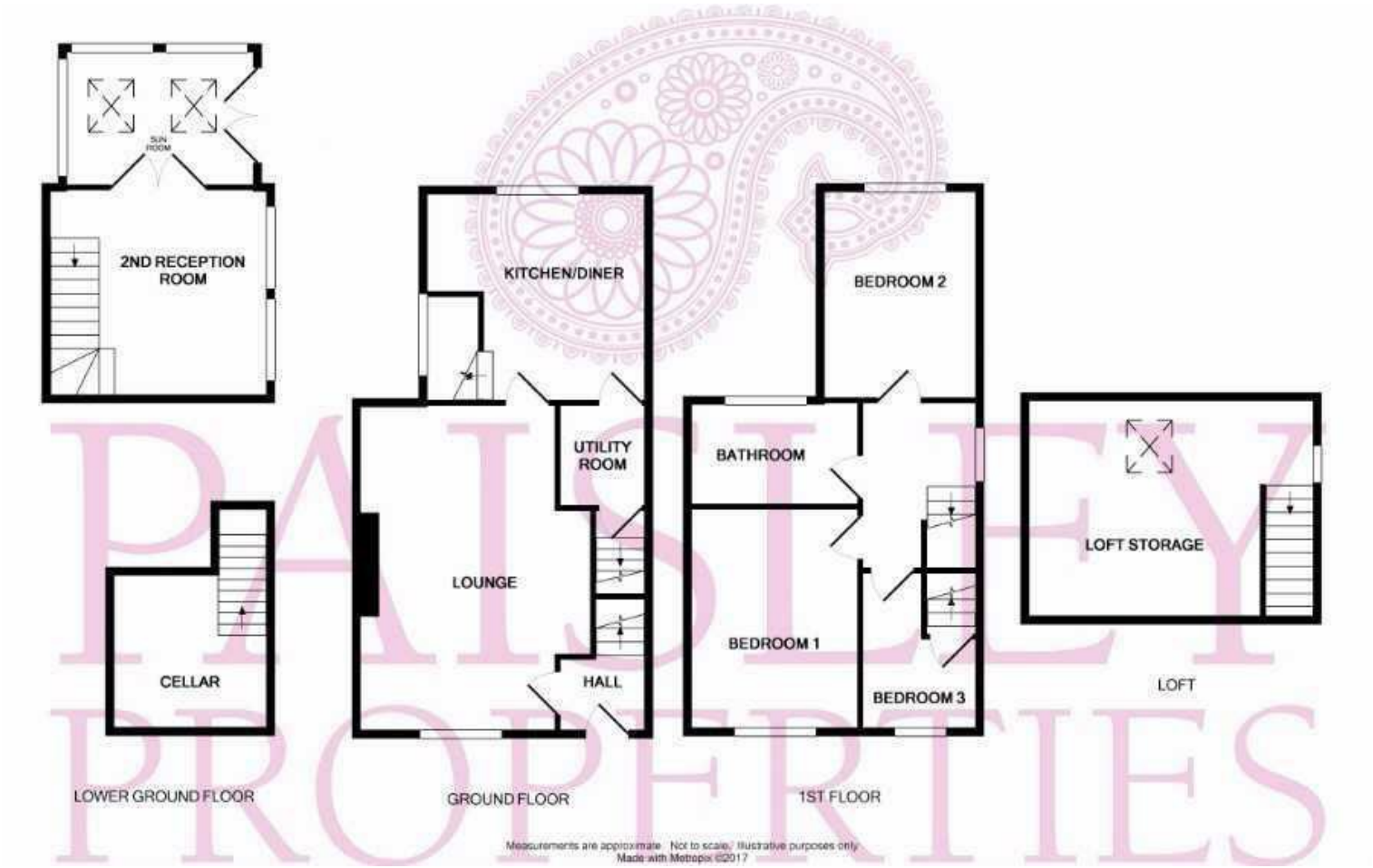
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

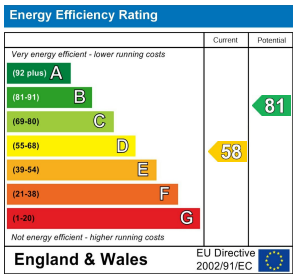
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures,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

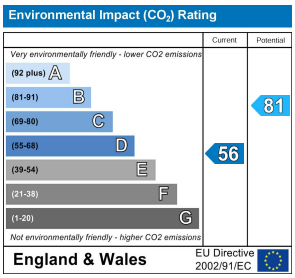
**PAISLEY PROPERTIES**
We are open 8am - 8pm Monday to Friday and 8am - 4pm Saturday and Sunday and are available to do accompanied viewings during these times. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your 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. *





www.paisleyproperties.co.uk

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