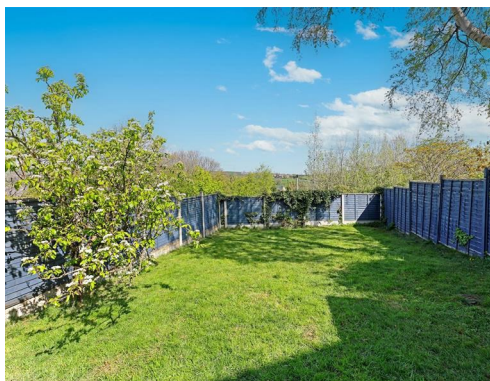


13 Spencer Street,
Skelmanthorpe HD8 9BE

OFFERS AROUND
£535,000



THIS BESPOKE FOUR BEDROOM FAMILY HOME IS WELL PRESENTED AND THOUGHTFULLY DESIGNED TO TAKE ADVANTAGE OF THE FAR REACHING VIEWS TO THE REAR. IT BOASTS SOLAR PANELS, DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'2" apx x 19'8" apx



You enter the property through a composite door into a welcoming hallway which has light cascading in from two skylights and a fabulous understairs cupboard with a window creating the perfect space to store coats and shoes. This opens up into a lovely generous hallway.

HALLWAY 8'6" apx x 15'8" apx



Filled with natural light which spills through the house from a large skylight at the top of the stairs, this generous hallway has oak staircases leading up to the first floor landing and down to the ground floor family room. Doors lead to the dining kitchen, utility room, home office, lounge and downstairs WC.

DINING KITCHEN 15'10" apx x 20'4" apx



Located to the front of the property, this stunning well appointed kitchen is fitted with a range of cream base and wall units with contrasting black granite worktops and upstands and an inset one and a half bowl sink with mixer tap. Cooking facilities comprise a five burner ceramic hob with a downdraft extractor fan alongside, an integrated microwave and a double electric fan oven. Integrated appliances include a dishwasher and there is space for an American style fridge freezer. There is space to accommodate a large dining table and chairs along with other freestanding items of furniture. Oak effect laminate flooring runs underfoot. A large bay window and a further window looking out to the street allow natural light to spill in. A door leads to the hallway.



UTILITY ROOM 6'2" apx x 6'11" apx



Continuing the theme from the kitchen, with cream units and contrasting black granite worktops this practical utility room has spaces for a washer and a dryer and one of the cupboard houses the property's central heating boiler. An oak effect uPVC door leads out to the side of the property and a side facing window allows natural light in. A door leads to the hallway.

HOME OFFICE 8'0" apx x 6'10" apx



Light and airy courtesy of a side facing window, this fabulous office space has grey fitted office furniture incorporating a generous amount of storage cupboards and a desk. There are spotlights to the ceiling and carpet underfoot. A door leads to the hallway.

LOUNGE 13'3" apx x 15'10" apx



Positioned to the rear of the property with fabulous far reaching countryside views from two sets of French doors with Juliette balconies, this lovely large lounge has a log burner in an inglenook fireplace with a wooden mantel as a focal point. The room is stylishly decorated and has spotlights to the ceiling. There is ample space for lounge furniture. A door leads to the hallway.



DOWNSTAIRS WC 3'7" apx x 4'5" apx



Handily located just off the hallway, this guest WC is fitted with a concealed cistern WC with built in cupboard alongside and matching wall mounted hand wash basin with chrome taps and a patterned tiled splashback. Monochrome patterned vinyl flooring runs underfoot and there are spotlights to the ceiling. An obscure window allows natural light to enter

FAMILY ROOM 25'5" apx x 15'10" apx



Accessed via a carpeted staircase with oak balustrade, this amazing space has been used as an extra lounge and games room by the current owners and is a really versatile space which has two sets of French doors which lead out to the rear garden. Oak effect laminate flooring runs underfoot and there are spotlights to the ceiling. There is a built in cupboard to one wall, a further understairs cupboard and a door leads to the undercroft which is perfect for storage and houses the property's solar panel inverter.



FIRST FLOOR LANDING 21'10" apx x 7'10" apx



A carpeted staircase with an oak balustrade ascends from the hallway to the first floor landing which is absolutely flooded with light from the large Velux skylight and has doors leading to the four bedrooms and house bathroom.

BEDROOM ONE 13'9" apx x 9'6" apx



Light and airy courtesy of a rear facing window and a large skylight with a solar powered remote control blind, this lovely large master bedroom is tastefully decorated and has ample space for freestanding bedroom furniture. Doors lead to the walk in wardrobe, ensuite and landing.

WALK IN WARDROBE 7'1" apx x 5'8" apx

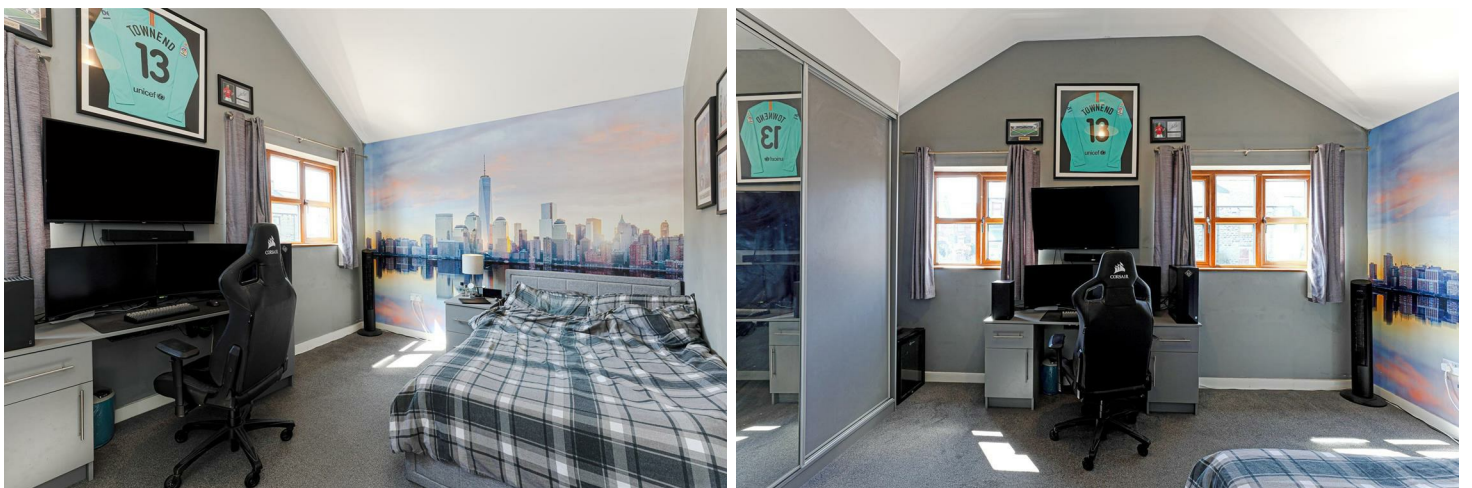
Nestled away in one corner of the room is this practical walk in wardrobe which is fitted with sliding robes and offers a great amount of storage.

ENSUITE 6'2" apx x 5'9" apx



This contemporary ensuite is fitted with a corner quadrant shower enclosure with waterfall shower and antique copper fittings, a vanity cupboard with a granite top and a bowl style handwash basin and a low level WC. White tiles with contrasting grey grout adorn the walls and small hexagonal ceramic tiles run underfoot. Spotlights to the ceiling complete the room. A large skylight allows natural light to enter and a door leads to the landing.

BEDROOM TWO 15'10" ap x 10'0" apx



Located to the front of the property with views of the street from its two windows, this generous double bedroom benefits from a set of sliding fitted wardrobes for storage. A door leads to the landing.

BEDROOM THREE 10'2" apx x 7'5" apx



This third double bedroom benefits from a fitted sliding wardrobe and a skylight with a solar powered remote control blind. A door leads to the landing.

BEDROOM FOUR 9'6" apx x 6'2" apx



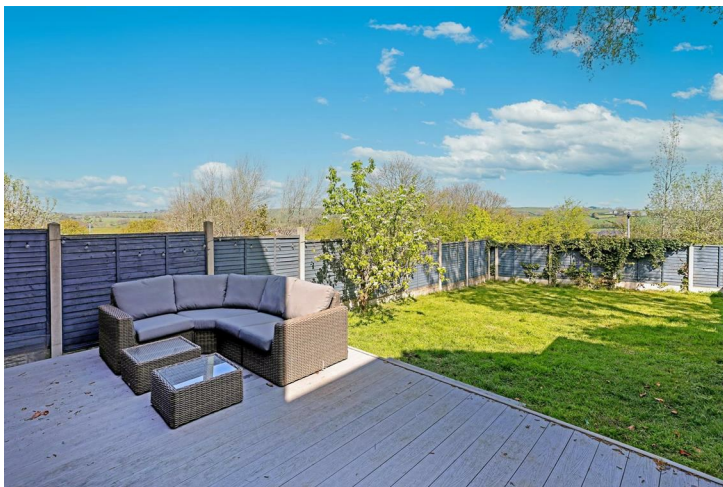
This fourth bedroom could easily accommodate a single bed and associated items of furniture. A skylight with a solar powered remote controlled blind allows natural light to enter and a door leads to the landing.

HOUSE BATHROOM 9'4" apx x 5'6" apx



This contemporary bathroom is fitted with a three piece vanity suite in walnut and white incorporating cupboards with an integral hand wash basin and concealed cistern WC alongside a bath with a waterfall shower over and a protective glass screen. Caramel coloured tiles adorn the walls and contrasting mocha tiles run underfoot. Spotlights to the ceiling and a large mirror above the wash basin completes the room. Light cascades in from a skylight to the ceiling and a door leads to the landing.

REAR GARDEN



To the rear of the property sits an enclosed garden with a composite decked seating area adjacent to the house, and a generous lawned area with a pear tree as a feature. There is a garden shed for storage.

FRONT & PARKING

To the front of the property sits a wide driveway with parking for up to three vehicles and a path leads down the side of the property to the rear garden.

VIEWS



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 E

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

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 / Solar panels
Heating Source - Mains Gas
Broadband - Suggested speeds up to 900 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.

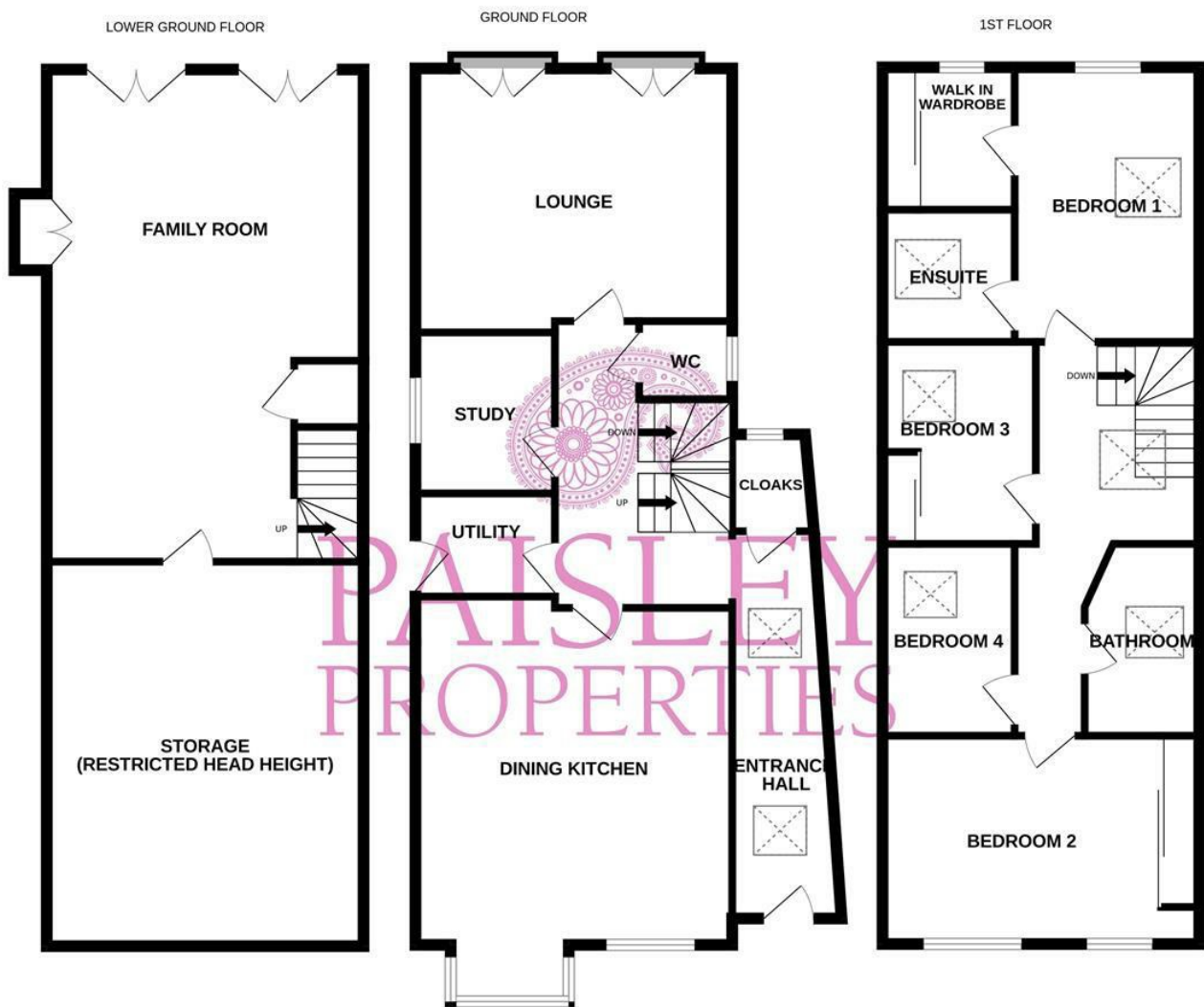
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Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please 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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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		86	86
		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	

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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