

1 Tenter Close,  
Skelmanthorpe HD8 9UH

OFFERS AROUND  
£360,000



THIS SUPERB THREE BEDROOM DETACHED PROPERTY SITS ON A CORNER PLOT  
AND ENJOYS LOVELY GARDENS, A GARAGE AND GATED DRIVEWAY.  
FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: D

PAISLEY  
PROPERTIES

**ENTRANCE HALL 12'3" apx x 5'8" apx**

You enter the property through a part glazed timber door, with side window, into a welcoming entrance hallway. There is a useful understairs cupboard, perfect for hiding away coats, shoes and other household items, and a staircase which ascends to the first floor landing. Doors lead to the lounge, dining room, dining kitchen, downstairs W.C and understairs cupboard.

**DOWNSTAIRS W.C 5'8" apx x 2'11" apx**

This convenient downstairs cloakroom is fitted with a pedestal hand wash basin with hot and cold taps, tiled splashback and a low-level W.C. There is a rear facing obscure glazed window and a door which opens to the entrance hall.

**LOUNGE 15'10" apx x 11'5" apx**

This spacious lounge spans the full depth of the property and has a large front facing window in addition to sliding patio doors which open to the rear garden. The room can comfortably accommodate a range of furniture and is a pleasant bright space. There is a marble effect fireplace with timber surround which houses a gas coal effect fire and creates a nice focal point, wall and ceiling lighting, and a door which leads to the entrance hall.

**DINING ROOM 11'6" apx x 8'5" apx**



Sitting to the front of the property is this versatile second reception/separate dining room. This would make a wonderful home office, playroom or fourth bedroom if required, or alternatively offers space for a table and chairs if a more formal dining setting is desired. There is a front facing window overlooking the garden and a door opens to the entrance hall.

## DINING KITCHEN 11'6" apx x 10'9" apx



Generously sized, this kitchen is fitted with wall and base units, roll top work surfaces, tiled splashbacks and a stainless steel sink and drainer with mixer tap. There is space for freestanding appliances including oven, fridge freezer and washing machine, alongside room for a breakfast table. Positioned behind the dining room, there is the potential to knock through and create a stunning open plan living dining kitchen (subject to the necessary checks and building control permissions). There is a rear facing window which enjoys pretty views over the garden, vinyl tile effect flooring, and a door which leads to the entrance hall.



## FIRST FLOOR LANDING



Stairs rise from the entrance hall to the first floor landing which has a rear facing window, over bulkhead built-in storage cupboard, and doors leading to the three bedrooms and shower room.

## BEDROOM ONE 15'8" max x 11'7" max



This extremely well proportioned double bedroom has ample space for a selection of freestanding furniture. The area to the front of the property would make a fantastic dressing area; you can see from the images the previous owner had a dressing table and wardrobes here, and to the rear the room opens up to allow for a king-size bed, bedside tables and further bedroom items. Dual aspect windows flood the room with natural light and enjoy village views, and a door leads to the landing.



### **BEDROOM TWO 12'4" apx x 11'5" apx**



Positioned to the front of the property, this good sized double bedroom enjoys rooftop and beyond views over rolling hills to Emley Moor Mast from its window. There is plenty of room to house furniture and a door leads to the first floor landing.

### **BEDROOM THREE 11'5" apx x 6'11" apx**

A lovely third single/small double bedroom, this room sits to the rear of the house with a window overlooking the garden. There is wood effect vinyl flooring and a door which leads to the landing.

### **SHOWER ROOM 8'10" apx x 5'8" apx**

Comprising of a white three piece suite including shower cubicle with glazed screen and electric shower, pedestal hand wash basin with mixer tap and a low level W.C, this shower room is partially tiled in decorative wall tiles, has an obscure glazed front facing window and a door which opens to the landing.



## FRONT



The property sits proudly within a corner plot and to the front there is a pretty lawned garden with shrub and flower bed borders. An archway to the side of the house leads to the rear garden and a pathway leads to the front door.

## DRIVE AND GARAGE



A gated side driveway provides off road parking for multiple vehicles and leads up to a single garage which has an up and over door, light and power. There is a side door into the house from the drive and a gate opens into the rear garden.

## REAR GARDEN



This attractive garden has a large lawn which is surrounded by well stocked flower bed borders and boundary fencing. There is a space for a shed tucked away in one corner and behind the garage there is currently a lean-to storage space, although this would need some attention if you wished to keep it.

A secluded patio adjoins the property and is perfect for a bistro set and the glazed sliding doors open straight into the lounge.

There is access down either side of the house to the front.



## **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 brick and block

PARKING:  
Garage and Driveway

RIGHTS AND RESTRICTIONS:  
None

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 1000mbps

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 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**

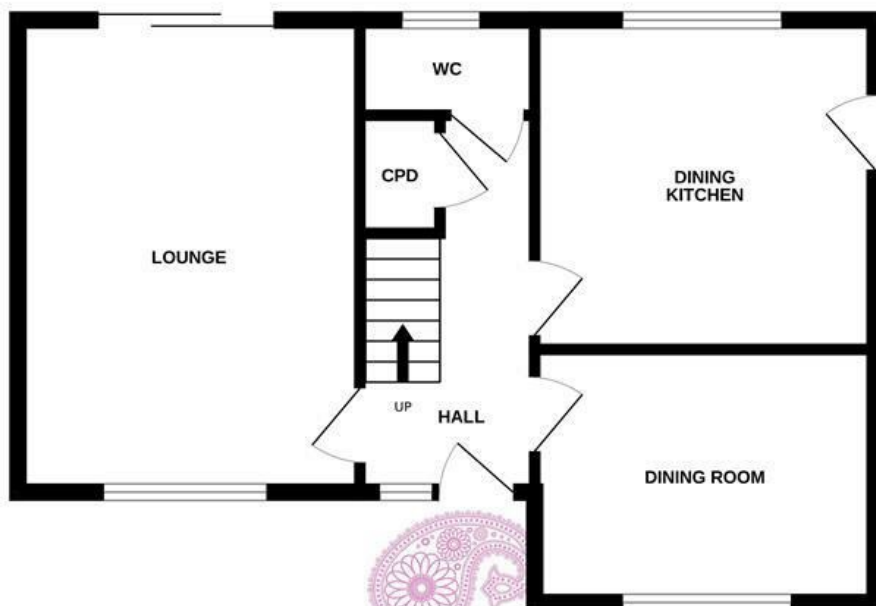
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment 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](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                             |  | 64      | 72        |
| EU Directive 2002/91/EC                     |  |         |           |

| 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                                         |  |         |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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**PAISLEY**  
PROPERTIES