81 Cliffe Hill View, Skelmanthorpe HD8 9ZD

OFFERS AROUND
£450,000















THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED TURNKEY PROPERTY SITS AT THE END OF A QUIET CUL DE SAC AND BENEFITS FROM A GENEROUS ENCLOSED REAR GARDEN, A DETACHED SINGLE GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'4" apx x 13'8" apx





You enter the property through a part glazed composite door into a welcoming hallway which has grey wood effect LVT flooring under foot and ample space to remove outdoor clothing and shoes on arrival. A carpeted staircase rises to the first floor and doors lead to the lounge, study and dining kitchen.

LOUNGE 11'0" apx x 12'11" apx





Positioned to the front of the property with a window looking out to the quiet cul-de-sac, this stylishly decorated lounge is of good proportions and has ample space for lounge furniture. A door leads to the hallway.

DINING ROOM / STUDY / SNUG 9'9" apx x 9'8" apx





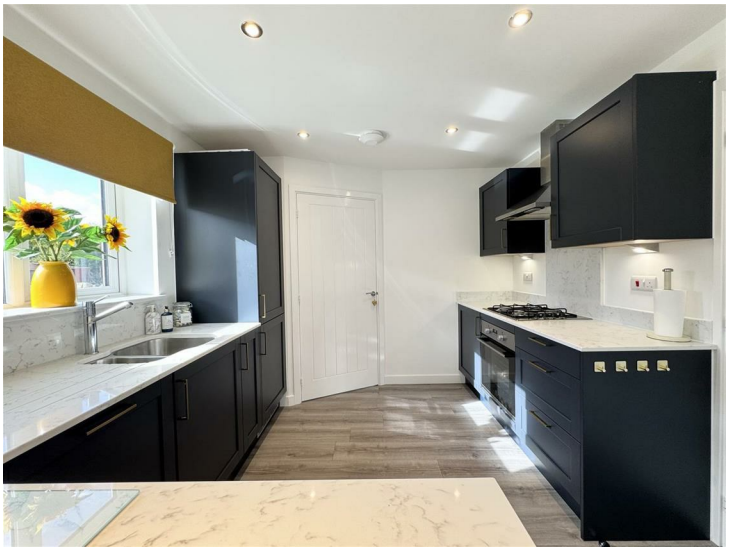
Again located to the front of the property with a window looking out the quiet cul-de-sac, this good sized room is used as a home office by the current owners but equally could be a formal dining room, downstairs bedroom or a snug. There is a large useful under stairs cupboard perfect for storing coat and household items. A door leads to the hallway.

DINING KITCHEN 19'7" apx x 10'5" apx





Simply flooded with natural light courtesy of not only a set of French doors looking out to the garden but also a window, this fabulous dining kitchen really is the heart of the home. Navy blue base and wall units are complemented by slim profile quartz worktops and matching up stands with an inset one and a half bowl stainless steel sink with a chrome mixer tap. Cooking facilities comprise a four burner stainless steel gas hob with a matching canopy extractor hood over and a single electric fan oven. Integrated appliances include a tall fridge freezer and a dishwasher. Grey wood effect LVT flooring continues through from the hallway and through into the utility room. Doors lead to the entrance hallway and to the utility.





UTILITY ROOM 5'0" apx x 7'5" apx





Continuing with the same theme as the kitchen, the utility room has navy blue cupboards with a marble effect laminate worktop and has space and plumbing for both a washing machine and a tumble dryer if desired. The property's central heating boiler is discreetly hidden in a cupboard. A glazed composite door leads out to the garden and doors lead to the downstairs WC and dining kitchen.

DOWNSTAIRS WC 4′4″ apx x 5′10″ apx





This generous downstairs WC is fitted with a compact pedestal hand wash basin with chrome mixer tap and a tiled splashback alongside a matching low level WC. Grey wood effect LVT flooring continues under foot. An obscure window allows natural light to enter and a door leads to the utility room.

FIRST FLOOR LANDING 13′6″ apx x 10′1″ apx





A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a side facing window. The landing stretches round in an L shape and has a hatch leading to the loft and two generous built-in storage cupboards. Doors lead to the four bedrooms and family bathroom.

BEDROOM ONE 10'10" apx x 11'8" apx




Enjoying views over the back garden from its rear facing window, this lovely stylishly presented master bedroom is neutrally decorated and has ample space for freestanding bedroom furniture. Doors lead to the ensuite and landing.

EN SUITE 6'5" apx x 6'7" max




This contemporary ensuite is fitted with a three-piece white suite comprising a step in shower enclosure with a thermostatic mixer shower, a pedestal hand wash basin with chrome mixer tap and a matching low-level WC. There are natural coloured tiles behind the wash basin and within the shower enclosure. Grey wood effect LVT flooring runs under foot. An obscure window allows natural light to enter and a door leads to the bedroom.

BEDROOM TWO 11'10" max x 11'1" apx





Nice and light, courtesy of a front facing window, this second double bedroom is of a good size and has ample space for freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 9'3" apx x 9'7" apx





This third double bedroom can be found towards the front of the property with a window looking out over the quiet cul-de-sac. It boasts neutral décor and has ample space for freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM FOUR 7'10" apx x 6'7" apx




This charming fourth bedroom has a window looking out over the garden and has space to accommodate a single bed and associated items of bedroom furniture. A door leads to the landing.

FAMILY BATHROOM 6'5" apx x 6'7" apx





This contemporary house bathroom is fitted with a white three piece suite comprising a bath with a thermostatic shower over and protective glass screen, a pedestal handwash basin with mixer tap and a low level WC. Grey wood effect LVT flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the landing.

FRONT, GARAGE & PARKING 9'10" apx x 19'4" apx

An attractive low maintenance garden frames the front of the property then sitting to one side is a driveway with an EV charger leading up to a detached single garage which has an up and over door, light and power. A path running between the garage and the house leads to the back garden.

REAR GARDEN

To the rear of the property is a fabulous garden which has a paved patio area adjacent to the house simply perfect for garden furniture and alfresco dining, the rest of the garden is laid to lawn with a raised decked area to one corner which currently houses a hot tub.

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
Estate/ Development charge of approx £172.12 per annum.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway / Electric car charging point

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 / Solar panels
Heating Source - Mains Gas
Broadband - Suggested speeds up to 900 Mbps Download & 110 Mbps 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

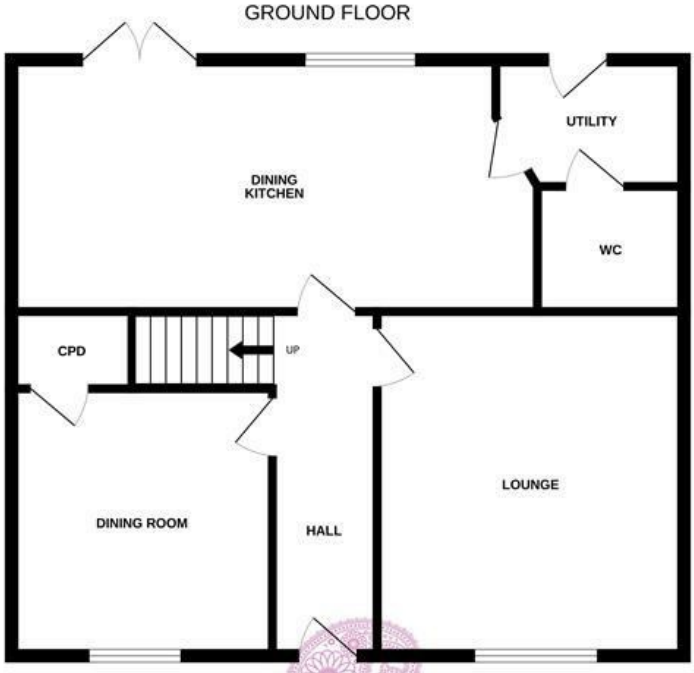
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

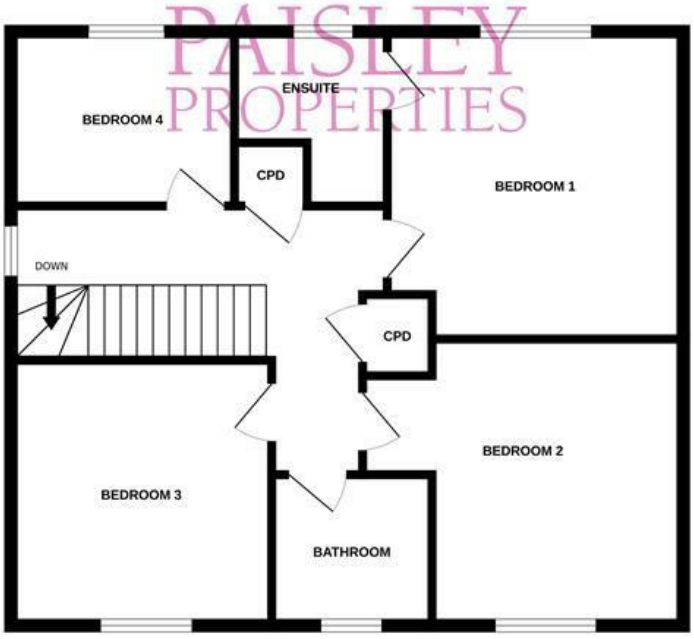
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

GROUND FLOOR

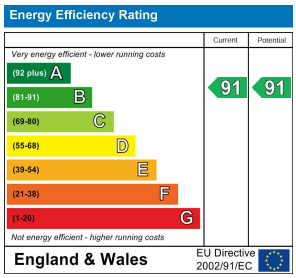


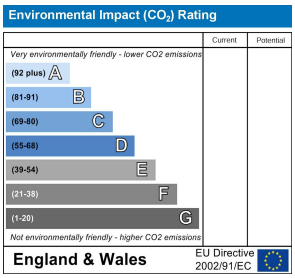
1ST FLOOR



PAISLEY PROPERTIES

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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