

27 Sycamore Croft,
Skelmanthorpe HD8 9UX

OFFERS AROUND
£625,000



THIS IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED HOME IS BEAUTIFULLY PRESENTED THROUGHOUT, HAS LANDSCAPED GARDENS, DRIVEWAY AND GARAGE.
NO UPPER CHAIN

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: B

PAISLEY
PROPERTIES

ENTRANCE PORCH AND HALL



From pulling up to the property the high specification of finish is apparent as you are greeted by a beautifully crafted oak framed porch. You enter the property through an oak door into this welcoming entrance which has been fitted with built in storage for coats and shoes and a seat. There is a high angled ceiling, practical fitted matting and dual aspect windows. The porch area opens to the hall which has a staircase ascending to the first floor landing, attractive wall panelling, parquet effect flooring and doors which lead to the lounge, living kitchen and downstairs W.C.



LOUNGE 16'7" apx plus bay x 10'11" apx



This spacious lounge has been tastefully decorated in soft neutral tones with feature wall panelling and provides ample space for a range of furniture. There is a large bay window to the front and a porthole style side window, both of which allow natural light in. A door leads to the hall.

LIVING DINING KITCHEN 24'11" max x 22'9" max



Having been substantially extended to the rear this room definitely provides the wow factor. An impressive open plan space with stylish features including exposed brickwork, built in window seat with views out of the window over the garden and tree lined fields, a roof lantern which allows natural light to flood in, and fully opening bi fold doors which allow you to open up the entire corner of the room onto the patio, this room has an abundance of space for both living and dining room furniture and is the most wonderful family / entertaining place.

The contemporary kitchen is fitted with soft neutral coloured wall and base units, a built in pantry cupboard which can neatly house away all your freestanding appliances, quartz worktops with matching upstands, smoked glass splashbacks and a Belfast style double sink with a Quooker boiling water tap. Integrated appliances include a double AEG electric oven, five ring gas hob, an extractor fan discreetly concealed by an oak beam, wine cooler, and two dishwashers. There is also space for a large American style fridge freezer.

Throughout the room there has been an exceptional attention to detail from the spot and ceiling lighting, tall radiators, and attractive tiled flooring all of which complement the tasteful design of the space. Doors lead to an understairs cupboard, utility room and hall.





UNDERSTAIRS CUPBOARD

This handy cupboard provides useful storage space for household items.

UTILITY / LAUNDRY ROOM 6'4" apx x 6'2" apx

Conveniently positioned just off the kitchen is this thoughtfully designed laundry room which has wall and base units, shelving, quartz worktops and upstands, space for a stacked washing machine and tumble dryer and an external part glazed door that leads directly out onto the side patio. There are spotlights to the ceiling, tiled flooring and an internal door which opens to the living dining kitchen.

DOWNSTAIRS W.C 5'1" apx x 3'3" apx

Fitted with a white pedestal hand wash basin with tiled splashback and mixer tap, and a low level W.C, this ground floor cloakroom has a front facing obscure glazed window, tiled flooring and a door which opens to the hall.



FIRST FLOOR LANDING



Stairs ascend to the first floor landing which is exceptionally spacious and offers room for either a home office or hobby space. The attractive wall panelling continues from the hall, up the stairs to the landing and so does the neutral décor. There is a rear facing window which has far reaching rural views and doors lead to the three bedrooms and house bathroom. A second staircase rises to the second floor landing.

BEDROOM TWO 12'1" extending to 14'5" into the door x 11'2" plu



This generously sized double bedroom is positioned to the front of the property with an outlook over the cul-de-sac from its front facing window. There is ample space for a range of bedroom furniture alongside fitted wardrobes. Doors lead to the en-suite and landing.

EN-SUITE SHOWER ROOM 8'0" apx x 3'10" apx

Comprising of a three piece white suite including a double shower cubicle with sliding glazed door and electric shower, a pedestal hand wash basin with mixer tap and a low level W.C, this en-suite is partially tiled in decorative wall tiles, benefits from an anthracite coloured heated towel rail, obscure glazed side facing window and wood effect vinyl flooring. A door leads to the landing.

BEDROOM THREE 11'6" apx x 9'11" apx



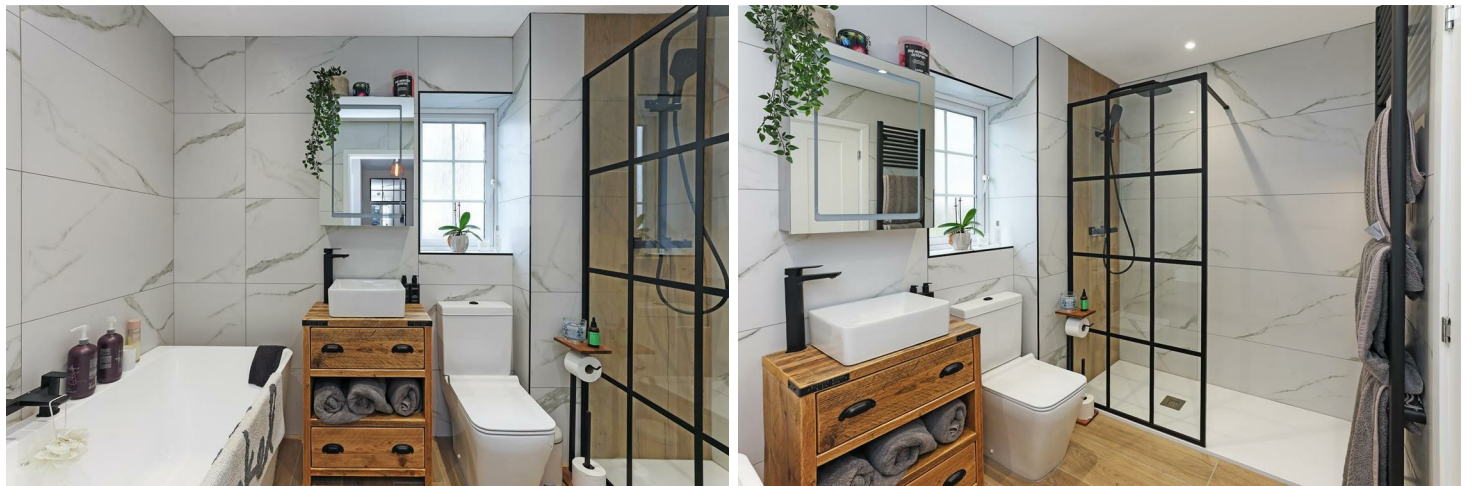
Also located to the front of the property is this well proportioned double bedroom which boasts fitted wardrobes with sliding mirrored doors, space for freestanding items and has pretty neutral décor. There is a front facing window and door which leads to the landing.

BEDROOM FOUR 11'3" apx x 6'7" apx



Currently set up as a snug/games room, this fourth bedroom could accommodate a double bed if required. The room enjoys stylish décor and a rear facing window which offers lovely undisturbed views. A door leads to the landing.

HOUSE BATHROOM 9'6" apx x 6'0" apx



This luxurious four piece bathroom is fitted with a superb deep bathtub with central black taps, a double walk in shower cubicle with glazed screen and dual head mains fed black shower, a rectangular bowl hand wash basin with freestanding black mixer tap which sits upon a rustic wood vanity unit and a low level W.C. The room is fully tiled in attractive wall tiles, has spot lighting, an obscure glazed rear facing window, black heated towel rail and wood effect tiled flooring. A door leads to the landing.

SECOND FLOOR LANDING 5'3" apx x 4'9" apx

Stairs ascend from the first floor landing to this second floor landing area which provides space for a piece of freestanding furniture and has a door leading to the top floor bedroom suite.

DRESSING AREA 14'10" apx x 8'0" including wardrobes

As you enter the top floor suite you are greeted by this superb dressing area which has a bank of built in wardrobes and drawers alongside space for a dressing table. Doors lead to the landing and en-suite and the space opens up into the bedroom.

BEDROOM ONE 14'9" apx x 10'11" apx



This stunning principal bedroom is everything you would want from a relaxing and inviting space. With a partially angled ceiling, a roof lantern that allows natural light to cascade down into the room, a rear facing window with the most fantastic far reaching views over rolling countryside and elegant soft decoration, this room can comfortably house a selection of bedroom furniture. There is spot lighting to the ceiling and an open space which links the room to the dressing area.



EN-SUITE 8'8" apx x 4'5" apx



Finishing this top floor off perfectly is this stylish and exceptionally high quality en-suite shower room. Fitted with a double walk in shower cubicle with glazed screen, gold dual head mains fed shower, his and hers white bowl hand wash basins with gold wall mounted taps which sit proudly upon a rustic wood vanity unit and a concealed unit W.C with gold flush, the room is fully tiled in dark grey and contrasting pale grey wall tiles with gold trim. Spot lighting, black heated towel rail, light up heated mirror, obscure glazed rear facing window and tiled flooring complete the space and a door leads to the dressing area.

FRONT

The house sits behind a lawned garden with hedge borders which create privacy. A stone flagged path leads up to the front door and to the side gate which provides access to the rear garden.

DRIVE AND GARAGE



A tandem driveway provides off road parking for multiple vehicles and leads to a single garage. There is an electric car charging point installed. The garage is currently used as a home gym and has a large porthole window to the rear. There is an up and over door, light, power and a pedestrian side door which opens to the side patio. The loft space has also been boarded for additional storage.

REAR GARDEN



Having been well designed, this landscaped garden has a stone flagged patio that wraps around both sides and the back of the property creating multiple seating areas. There is also outside lighting around the property enabling you to use the outside space into the evenings. A level lawn provides the perfect place for children or pets to play and a lower decked area currently is home to a hot tub.

The garden is fully enclosed with boundary fencing, adjoins the tree lined private lane and has views over the neighbouring field. There are hot and cold outside water supplies and electric power points.



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

PROPERTY CONSTRUCTION:

Standard

The property has a new build warranty on it through NHBC

PARKING:

Garage, Driveway and Electric car charging point

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

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.

AGENTS NOTES

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.

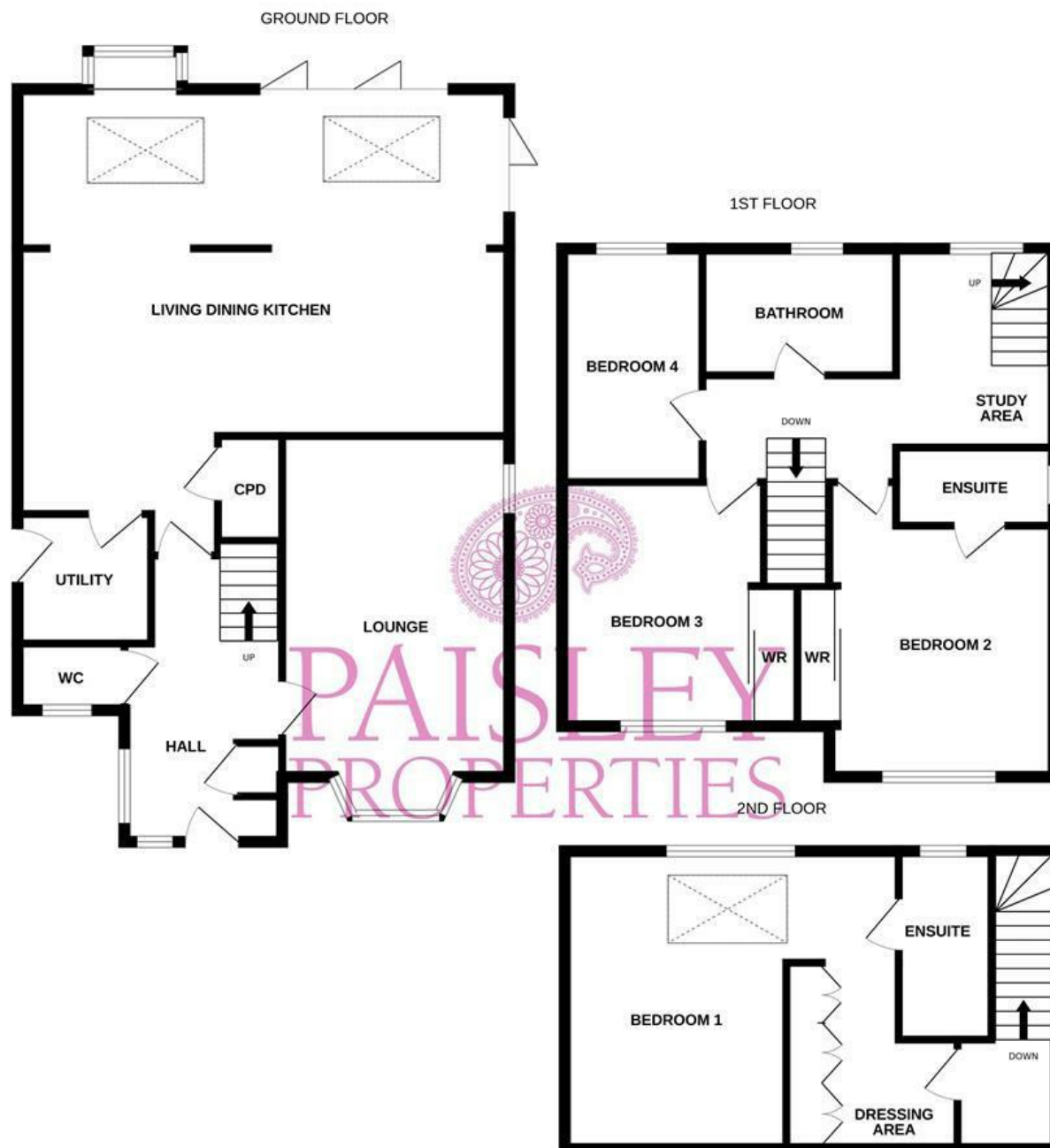
PAISLEY PROPERTIES

Paisley 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.

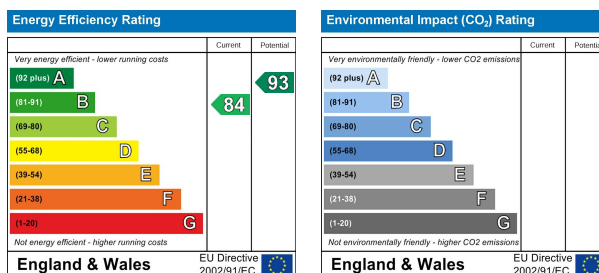
PAISLEY MORTGAGES

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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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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