# 7 Haigh Row,
# Skelmanthorpe HD8 9TT

**OFFERS AROUND**
**£295,000**















SITUATED ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF SKELMANTHORPE, THIS SUPERB THREE BEDROOM SEMI DETACHED PROPERTY IS WELL PRESENTED AND READY TO MOVE INTO AND BENEFITS FROM A MODERN KITCHEN, SPACIOUS ROOMS, ATTACHED SINGLE GARAGE AND OFF ROAD PARKING.
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY**







You enter the property through a part glazed composite door into this welcoming entrance hallway which has ample space to remove and store your coats and shoes on arrival. There is laminate flooring, a door opens to the lounge and a staircase rises to the first floor.

**LOUNGE 12'6" max x 14'9" max**





This cosy living room has plenty of space for freestanding furniture and has a front facing window overlooking the quiet street and gardens. Doors lead to the entrance hallway and dining kitchen.

**DINING KITCHEN 16'0" max x 15'8" max**





Spanning the rear of the property, this impressive dining kitchen really is the heart of the home and is fitted with a range of white gloss wall and base units, contrasting work surfaces with matching up-stands and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, dishwasher, electric double oven, six ring gas hob with extractor fan over and there is space/plumbing for a washing machine. To one end of the room there is lots of space for a family dining table and chairs. Two rear facing windows overlook the pretty garden, there are spotlights to the ceiling and tiled flooring completes the room. An external door opens to the garden and doors lead to the downstairs WC and through to the lounge.





**DOWNSTAIRS WC**



This handy WC is located just off the dining area and is fitted with a low level WC and a matching wall mounted hand wash basin. Ceramic floor tiles run underfoot. A door leads to the dining ktichen.

**FIRST FLOOR LANDING**





Stairs ascend from the entrance hallway to the first floor landing which has a side facing window, a hatch to the loft and doors to the three bedrooms and house bathroom.

**BEDROOM ONE 9′3″ max x 12′5″ max**




Located to the front of the property with a window looking out to the street, this wonderful double bedroom is bright and airy, neutrally decorated and has space for freestanding bedroom furniture. A door leads to the landing.

**BEDROOM TWO 11′10″ max x 9′3″ max**




Another brilliant double bedroom, this time positioned to the rear of the property with lovely views over the garden from its window and an abundance of space to accommodate freestanding bedroom furniture. A door leads to the landing.

**BEDROOM THREE 7'2" max x 6'5" max**




This charming single room has a front facing window overlooking the street and is tastefully decorated as a child's bedroom. A door leads to the landing.

**HOUSE BATHROOM 6'8" max x 6'3" max**




Fitted with a contemporary three piece white suite including a bath with shower over and glazed screen, low level WC and vanity hand wash basin with mixer tap over. The room has marble effect aqua boards to the walls and tiled flooring. A rear facing obscure glazed window floods the room with light. A door leads to the landing.

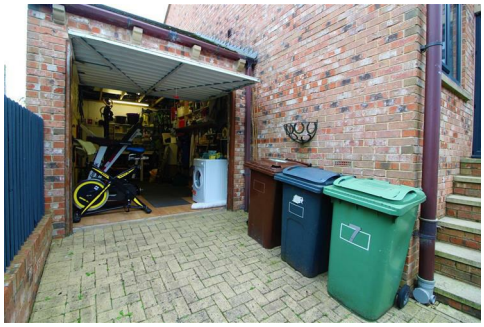
## REAR GARDEN




To the rear of the property there is a well maintained enclosed garden which includes a lawn, large patio and is surrounded by well stocked flowerbeds, plants and pots. There is space for bin storage to one side, a path leads to the garage and a gate opens to the driveway.




## GARAGE AND PARKING


The garage has an up and over door, power and light. A timber gate leads from the garden to a shared driveway which has two allocated parking spaces.

**FRONT**





To the front of the property there is a charming lawned garden which is split in two by a garden path leading to the front door.

**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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage & Allocated 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 xxx 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.

**PAISLEY PROPERTIES**
We 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.

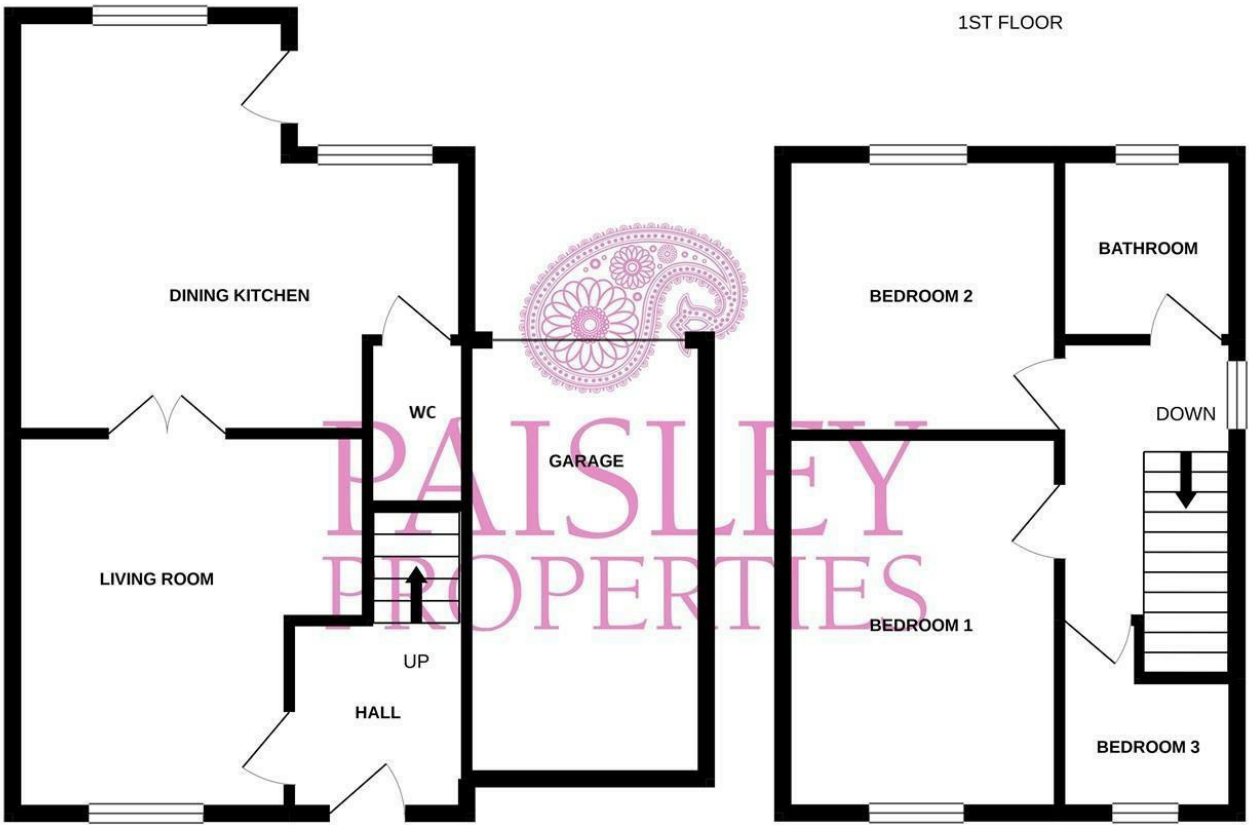
**PAISLEY MORTGAGES**
Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

**PAISLEY SURVEYORS**
We work alongside Gareth Allen at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

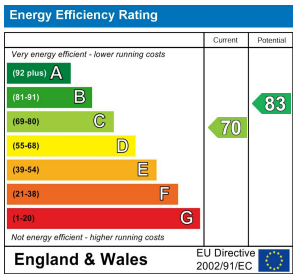
GROUND FLOOR

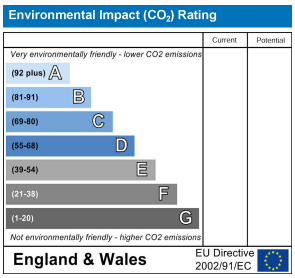
1ST FLOOR




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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