

9 Spencer Street,  
Skelmanthorpe HD8 9BE

OFFERS AROUND  
£400,000



THIS ABSOLUTELY STUNNING TWO / THREE BEDROOM DETACHED PROPERTY OFFERS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, GOOD SIZE GARDEN AND DOUBLE DRIVEWAY.

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

PAISLEY  
PROPERTIES

A truly unique four storey, two/three bedroom detached property which has been lovingly renovated throughout and boasts an equal amount of character and style. Briefly comprising:- ground floor entrance hallway, generous dining room and lounge, lower ground floor breakfast kitchen, snug, downstairs W.C and utility, two well proportioned first floor double bedrooms, house bathroom and a superb attic room. The property benefits from far reaching views over rolling fields to Emley Moor Mast, a beautifully landscaped rear garden including a fantastic summer house and side by side double driveway with electric car charging point to the front. The property sits on a charming side street on the outskirts of the village which is home to a good selection of amenities including shops, bars, cafes, sports facilities and well regarded primary schools. There are good commuter links close by including the M1 motorway.

### **ENTRANCE HALL 15'2" apx x 3'6" apx**

You enter the property through a part glazed timber door with lead and stain glass detailing into this welcoming entrance hallway. There is plenty of space here to remove and store outdoor coats and shoes alongside housing seating if desired. Attractive solid wood flooring completes the space and a staircase with pretty central runner rises to the first floor landing. A door leads to the dining room.



### **DINING ROOM 13'0" max x 12'11" max**

Full of charm and character this generously sized dining room has high ceilings, ornate coving, picture rail, built in cabinetry to one alcove and deep skirting boards. A chimney breast houses a wood burning stove which sits within a deep recess with stone hearth, creating a lovely focal point to the room. The room is well presented, has ample space for freestanding dining room furniture and has natural light pouring in through the glazed patio doors which open onto a Juliette balcony. Leaded glazed bi fold doors can be opened to the lounge providing the opportunity to have a huge open place space or closed to create two defined living areas. There is solid wood flooring and two further part glazed doors lead to the entrance hall and stair top.



**LOUNGE 12'3" max x 11'11" apx**

Enjoying stylish decor and period features including high ceilings, coving, picture rail, central fireplace with multi fuel burning stove, alcoves and deep skirting boards this room is the perfect place to relax and enjoy the view over the street from the front facing window. As aforementioned lead glazed bifold doors lead to the dining room and there is solid wood flooring under foot.



### **STAIRCASE TO LOWER GROUND FLOOR**

From the dining room a door opens to a stone staircase which descends to the lower ground floor. There is a rear facing window to the top of the staircase and at the foot of the stairs doors lead to the downstairs W.C and kitchen.

### **BREAKFAST KITCHEN 13'0" apx x 12'11" apx**

Thoughtfully designed this breakfast kitchen is fitted with bespoke made painted solid wood base units, solid wood worksurfaces and upstands, a Belfast style ceramic sink with hot and cold taps over and an integrated dishwasher. There is a striking Esse gas range which becomes the focal point to the room and sits neatly within the chimney breast with a granite splash back and extractor fan with spot lighting. The room also offers space for a freestanding larder unit, fridge freezer and additional storage solutions. Shelving to the walls and a central island unit complete the kitchen and there is a rear facing window allowing natural light in. Underfoot there is tiled flooring, a large opening leads to the snug, a door leads to the stair bottom and an external uPVC stable door opens onto the garden.



### **SNUG 11'1" apx x 7'11" apx**

Extremely charming, and versatile, this snug sits off the kitchen and makes a wonderful seating area but alternatively would be ideal for dining or office furniture. There is decorative timber wall panelling, wood flooring, an alcove perfect for furniture items and a large opening through to the kitchen creating a wonderful open plan social feel. A mid height door opens to a fantastic store cupboard which provides lots of space for household items.



### **DOWNSTAIRS W.C 6'5" apx x 5'6" apx**

A practical and handy space this downstairs W.C / utility is fitted with a pedestal hand wash basin with tiled splash back and low level W.C alongside having space and plumbing for a washing machine and room to store coats and shoes. There is a side facing window, tiled flooring and a door leads to the stair bottom.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to this first floor landing which has a rear facing window, wood flooring and doors which lead to the two bedrooms, attic staircase and house bathroom. Underneath the second staircase there is a useful storage cupboard area.



**BEDROOM ONE 13'0" apx x 10'5" max**

Positioned to the rear of the property this king size bedroom has an abundance of space for a range of furniture and boasts far reaching countryside views from its window. Elegantly decorated and presented in soft tones there is a feature wall with chimney breast, stone hearth and two alcoves, coving to the ceiling, deep skirtings and solid wood flooring. A door leads to the landing.





### **BEDROOM TWO 11'11" apx x 10'8" max**

A second good sized double bedroom this sits to the front of the property with a window overlooking the street. Enjoying contemporary decor, a central chimney breast and alcoves which add interest to the room, high ceilings and deep skirting boards this room can comfortably accommodate freestanding bedroom furniture and has solid wood flooring. A door leads to the landing.



### **BATHROOM 8'7" apx x 5'3" apx**

Combining the perfect mix of traditional style and modern touches this family bathroom comprises of a ceramic bath with vintage style taps and rain effect shower attachment, a pedestal hand wash basin and low level w.c. There are attractive wall tiles around the bath and shower and the lower half of the remainder of the room has pretty timber wall panelling. An obscure glazed front facing window and vinyl tile effect flooring complete the room and a door leads onto the landing.





### **ATTIC ROOM 16'10" apx x 14'4" apx**

From the first floor landing a door opens to a further staircase which rises to the attic room. This third double size room can comfortably accommodate a selection of freestanding furniture if desired and has built in cupboards into the eaves. There are angled ceilings, two Velux windows which allow natural light to cascade down into the room and solid wood flooring. The measurements given are skirting to skirting which include underneath the eave space with restricted head height.



## **DRIVE, FRONT AND SIDE**

To the front of the property is a double width driveway with shrub borders and there is an electric car charging point to the side of the house. A wide gate provides access down the side of the property where there is a good amount of space to store bins and house a garden shed. A further gate then opens into the rear garden.

## **REAR GARDEN**

A truly beautiful space, this lovingly designed and landscaped enclosed rear garden includes a large stone flagged patio, a barked pathway which meanders through wild flower beds with a water feature down to a pebbled garden which has fruit trees and mature well stocked flower bed borders. There is a greenhouse to one side and at the foot of the garden there is a superb summer house (3.00m x 1.74m) which can easily house sitting furniture, has a mini wood burner and glazing, including double doors, to three sides. The summer house looks out over a pond. The garden is fully enclosed.



## **OUTHOUSE**

From the garden a uPVC leads to an integral outhouse where the property's central heating boiler is neatly housed and there is room to store bikes or garden items.

## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES B

PROPERTY CONSTRUCTION: BRICK AND STONE FRONTED

PARKING: DOUBLE DRIVE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING, MULTI FUEL STOVE AND WOOD BURNER.

\*Broadband & Mobile - CURRENTLY WITH PLUS NET.

BUILDING SAFETY: NOTHING TO NOTE

RIGHTS AND RESTRICTIONS: NOTHING TO NOTE

FLOOD & EROSION RISK: NOT IN A FLOOD RISK AREA

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NON OTHER THAN WHAT DEVELOPMENTS ARE CURRENTLY UNDERWAY.

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA: SKELMANTHORPE HISTORICALLY WAS A MINING AREA.

## **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.

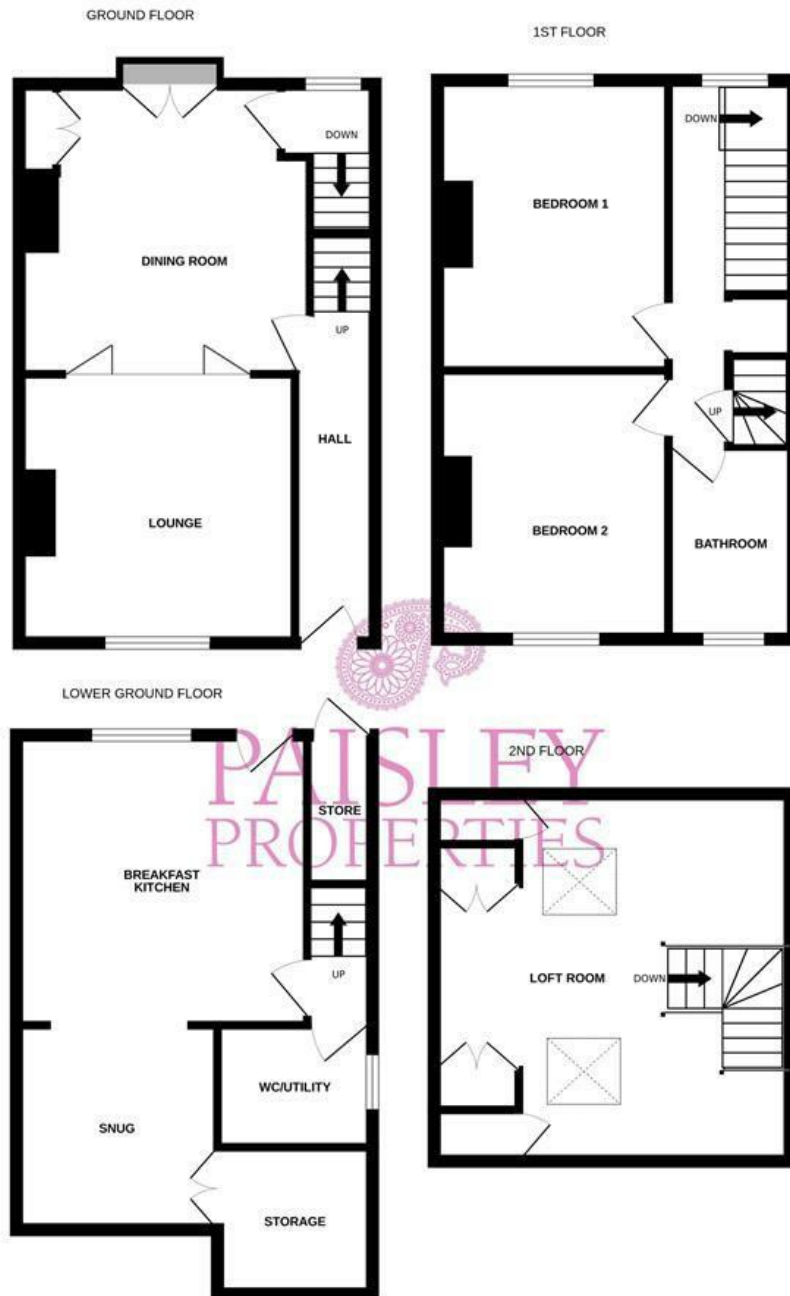
## **PAISLEY MORTGAGES**

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. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly 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 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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		69	78
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			

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