24 Thorpes Crescent, Skelmanthorpe HD8 9DH

OFFERS AROUND £270,000















THIS TWO BEDROOM SEMI-DETACHED BUNGALOW BENEFITS FROM FAR REACHING VIEWS TO THE REAR, A LARGE WRAP AROUND GARDEN AND GENEROUS DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

PORCH 4′0″ apx x 3′5″ apx
You enter the property through a part glazed white uPVC door into the porch which has vinyl tiles under foot and a slim cupboard neatly concealing the property's meters. A further white glazed uPVC door leads through to the lounge.

LOUNGE 13′10″ apx x 10′11″ apx




Positioned to the front of the property with a large window looking out to the quiet street, this lovely lounge has wood effect laminate flooring under foot, neutral décor and a Smeg red electric fire as a focal point. Doors lead to the porch and to the hallway.

HALLWAY 2′10″ apx x 11′5″ apx
The hallway has a large built in cupboard for storing household items, a hatch allowing access to the loft and doors leading to the two bedrooms, house shower room, lounge and kitchen.

KITCHEN 8′1″ apx x 11′8″ apx




Enjoying the most stunning views from its rear facing window is this modern kitchen which is fitted with a range of cream based wall units, dark roll top laminate worktops, cream tiled splashbacks and a round single bowl sink and drainer with chrome mixer tap. Cooking facilities comprise a four burner gas hob with stainless steel extractor fan over and a single electric fan oven. Appliances include an integrated fridge freezer and washing machine. There are two built-in tall cupboards creating space for storing household items or for use as a pantry. A part glazed exterior door leads out to the garden and a door leads into the hallway.

HOUSE SHOWER ROOM 6'7" apx x 5'7" apx




This contemporary bathroom is fitted with a white three-piece suite comprising a quadrant shower enclosure with thermostatic mixer shower alongside a gloss white vanity unit with hand wash basin and chrome mixer tap and a WC. The room is fully tiled with attractive beige tiles with a mosaic border. Wood effect laminate flooring runs underfoot and the ceiling has PVC panelling with spotlights. A mirror cabinet offers some storage for bathroom essentials. An obscure window allows natural light to enter and a door leads to the hallway.

BEDROOM ONE 10'7" apx to wardrobes x 9'11" apx




Located to the front of the property with a window looking out to the garden and street beyond is this good sized double bedroom which is neutrally decorated and benefits from a set of fitted sliding wardrobes to one wall. There is further storage by means of a large built-in cupboard. A door leads to the hallway.

BEDROOM TWO 8'8" apx x 7'8" apx



This second bedroom has wood effect flooring underfoot and neutral décor. It also benefits from sliding wardrobes to the alcove. A set of sliding patio doors allow access to the conservatory.

CONSERVATORY 7'6" apx x 7'2" apx




This fabulous addition to the property makes the most of the stunning far reaching countryside views and provides a wonderful space to sit and relax. Wood flooring runs under foot. The addition of a solid roof makes the room usable all year round and allows there to be spotlights to the ceiling. A set of French doors open out to the garden and a sliding patio door leads to the second bedroom.

GARDENS




The property benefits from a wrap around south facing garden which is low maintenance to the rear having a generous Indian slate patio just perfect for garden furniture and al fresco dining. To the side of the property is a lawned garden with planted borders to the perimeter and 2 garden sheds for storage. A gate leads through to the front of the property.





FRONT & PARKING



To the front of the property sits a lawned garden space alongside a gated generous driveway which could easily accommodate three vehicles.

VIEWS





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 A

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:

There have been no 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 10 000 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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

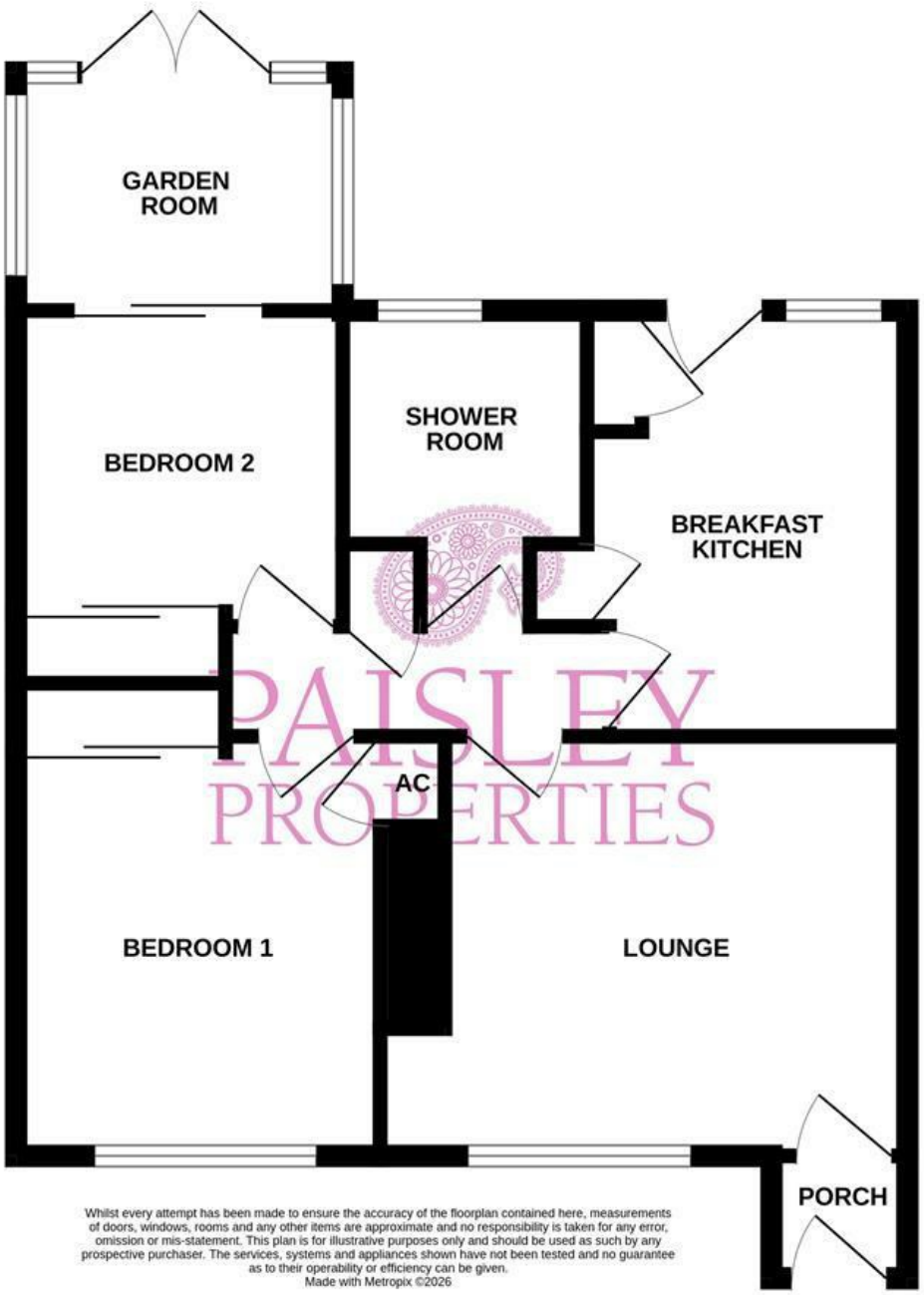
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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. *



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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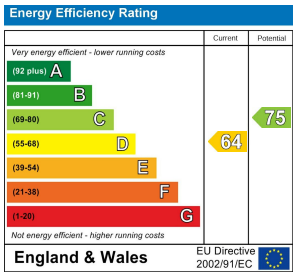

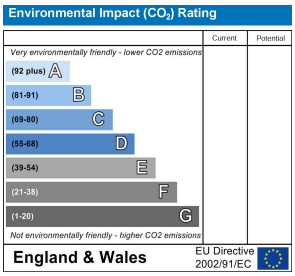

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