

40 Station Road,  
Skelmanthorpe HD8 9AU

OFFERS AROUND  
£315,000



IMMACULATLY PRESENTED THROUGHOUT, THIS STUNNING THREE BEDROOM DETACHED FAMILY HOME IS READY TO MOVE INTO AND INCLUDES STYLISH FIXTURES AND FITTINGS, LONG DRIVEWAY, DETACHED SINGLE GARAGE AND ENCLOSED REAR GARDEN.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 10'11" max x 5'11" max**

A characterful brick archway leads to the entrance to the property which has a part glazed uPVC door into the entrance hallway which has doors to the lounge and dining kitchen and stairs to the first floor landing.



### **LOUNGE 12'9" max x 12'5" max**

Beautifully presented, this cosy living room is the ideal place to sit and relax on an evening and has a large bay window which fills the room with light. A charming inglenook fireplace houses a multi fuel burner and there is plenty of space for additional freestanding furniture within the alcoves. Timber flooring completes the room and a door leads to the entrance hallway.



### **DINING KITCHEN 18'9" max x 15'8" max**

Spanning the rear of the property, this spectacular dining kitchen really is the heart of the home and is fitted with a range of modern charcoal wall and base units, work surfaces, grey tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric double oven, five ring gas hob, cooker hood, fridge freezer, washing machine and dishwasher. A kitchen island provides space for informal dining and to one end of the room there is ample space for a large family dining table and chairs. Dual aspect windows fill the space with light, there are spot lights to the ceiling and timber flooring underfoot. Patio doors lead out to the rear garden, an external door leads to the driveway, and internal doors lead to the under-stairs cupboard and entrance hallway.



## FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side facing window and doors to the three bedrooms and house bathroom. A large loft hatch with pull down ladder provides access into the loft space.



### **BEDROOM ONE 12'5" max x 12'11" into wbe**

Located to the front of the property, this impressive double bedroom is bursting with natural light courtesy of the large front facing window. There is plenty of space for bedroom items and a bank of fitted wardrobes to one wall creates plenty of storage space. The room is tastefully decorated and a door leads to the landing.



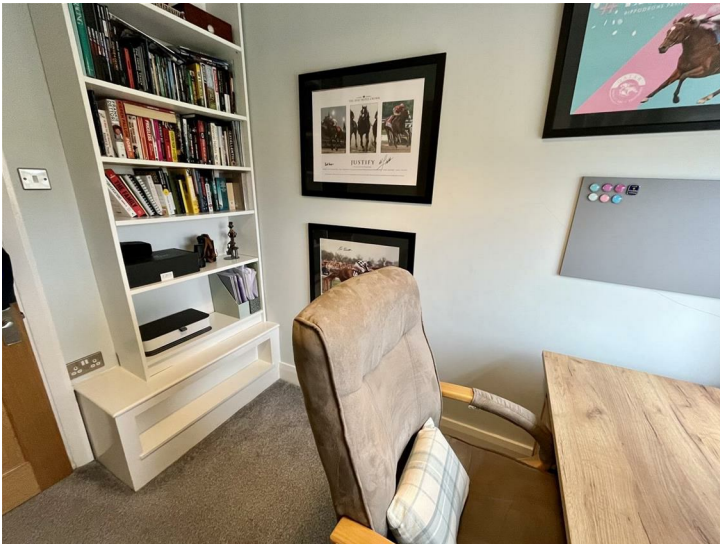
### **BEDROOM TWO 10'11" max x 11'10" max**

Another fantastic double bedroom this time positioned to the rear of the property with a view over the garden from its window. There is a fitted wardrobe, neutral decor and a door to the landing.



**BEDROOM THREE 9'1" max x 5'11" max**

Currently used as a home office, this versatile space could alternatively make a great nursery or hobby room and has a front facing window providing a pleasant outlook over the quiet street. A door leads to the landing.



**HOUSE BATHROOM 7'6" max x 7'10" max**

This stunning house bathroom is fitted with a four piece white suite including a bath, double shower cubicle, pedestal hand wash basin and low level WC. The walls are partially tiled with stylish light grey tiles, there is complimentary laminate flooring and dual aspect obscure glazed windows allow natural light to spill into the space. A door leads to the landing,



## REAR GARDEN

To the rear of the property there is a charming enclosed garden which has a large lawn and patio area at the top of the garden allowing for outdoor dining. A timber gate opens to the driveway.



## FRONT, GARAGE AND PARKING

To the front of the property there is a low maintenance patio and pebbled garden which is ideal for pots and planters to add a splash of colour to the frontage. A long driveway runs up the side of the property providing off road parking for several vehicles and leads to a detached single garage which has an up and over door, power and light.



## 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**

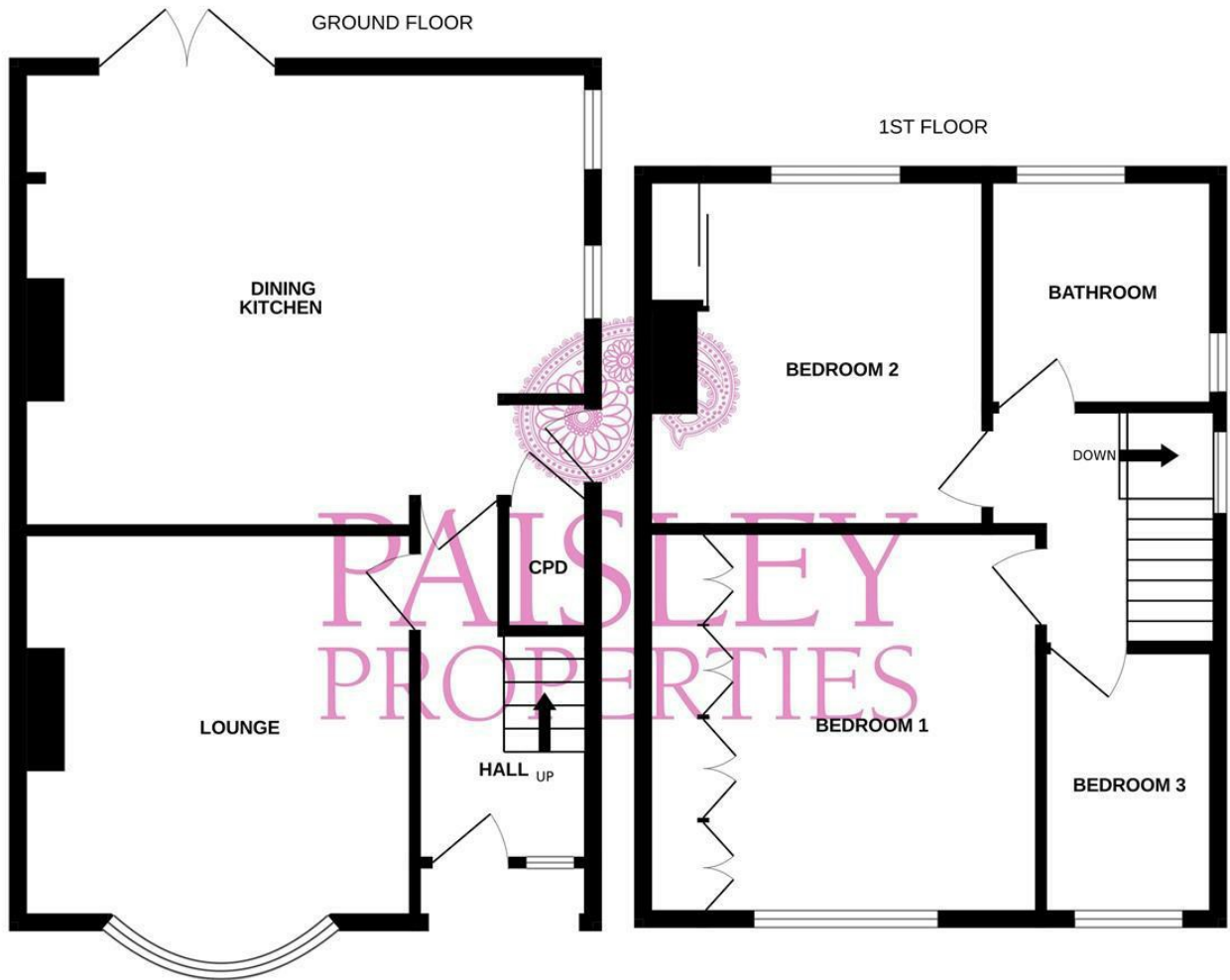
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

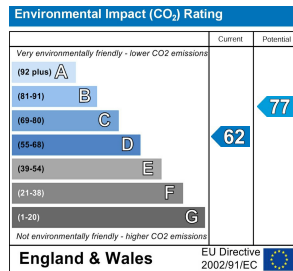
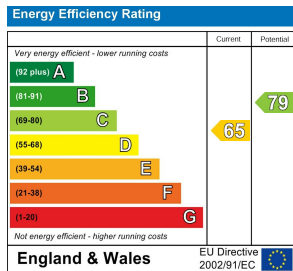
## **PAISLEY SURVEYORS**

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.





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