

20 Cumberworth Road,
Skelmanthorpe HD8 9AP

OFFERS AROUND
£150,000



THIS ATTRACTIVE END TERRACE PROPERTY HOSTS A GENEROUS LIVING AREA, TWO SPACIOUS DOUBLE BEDROOMS, SPACE FOR OFF ROAD PARKING, PRIVATE GARAGE AND SITS BEHIND A SHARED GARDEN AREA.

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

PAISLEY
PROPERTIES

PORCH 4'7" apx x 3'0" apx

You enter the property through a uPVC door into this handy, tiled porch area which has a side window overlooking the patio area. A further uPVC door leads through to the hallway.

INNER HALL

This inner hallway has wood panelling to the walls, a tall fitted cupboard which is useful for storing outside coats and shoes and a staircase which ascends to the first floor landing. A door leads to the living room.



LIVING ROOM 18'9" apx x 12'11" apx

This spacious living area spans the depth of the property and has dual aspect windows overlooking the front and rear gardens. There is a stone fireplace which houses a gas fire and a wooden clad chimney breast creates a focal point to the room. There is ample space for a dining table and chairs alongside sofas and if desired there is the opportunity to remove the dividing wall between this room and the kitchen to make a stunning open plan living dining kitchen (subject to the necessary building consents). Doors leads to the kitchen and inner hall.



KITCHEN 10'3" max x 6'8" max

This L shaped kitchen is fitted with cream wall and base units, roll top work surfaces, a stainless steel sink and drainer with mixer tap and tiled splashbacks. There is an electric cooker with four ring gas hob, concealed extractor fan alongside plumbing and space for washing machine or dishwasher. The room has a rear facing window which allows in lots of natural light, a serving hatch to the living room and tiled flooring. As mentioned, there is potential to expand the kitchen area into the living room to create a sizable open plan room spanning across the ground floor area of the property. Door leads to the living room and pantry.



PANTRY / UNDERSTAIRS STORAGE

Hidden behind a sliding door beneath the stairs, this space houses the property's central heating boiler and with its tiled floor it is a perfect area to store all the household necessities.

FIRST FLOOR LANDING

Stairs ascend from the inner hallway to the first floor landing where there are doors leading to the two bedrooms and shower room.

BEDROOM ONE 12'1" max x 9'4" max

Positioned at the front of the property, this generously sized double bedroom has ample space for free standing furniture alongside fitted wardrobes and dressing table which span along one wall. There are dual aspect windows which allow natural light to flood in and provides views over the gardens. A door leads to the landing.



BEDROOM TWO 8'11" apx x 8'6" apx

Another superb double bedroom with fitted wardrobes and overhead cupboards, this room can easily accommodate further freestanding furniture and has a large window which lets in natural light and overlooks the rear of the property. A door leads to the landing.



SHOWER ROOM 6'10" apx x 4'5" apx

Comprising of a three piece cream suite including a corner shower cubicle with electric shower, pedestal hand wash basin and low level W.C this room is fully tiled and has a rear facing obscure glazed window. A sliding door leads to the landing.



PATIO GARDEN AND OUTBUILDING

A private flagged patio area provides space for outside furniture and over looks the spacious shared garden area. To the side of the property is private outbuilding which provides additional storage space.

SHARED GARDEN

To the front of the row of terraces there is a large lawned shared garden of which all the surrounding properties have hanging rights over.



PARKING AND GARAGE

To the side of the property is space for off road parking and there is a detached single garage with up and over door.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES A

PROPERTY CONSTRUCTION: STONE

PARKING: YES - Although please refer to your solicitor regarding ownership and access rights.

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas central heating.

*Broadband & Mobile -

BUILDING SAFETY: In need of modernisation.

RIGHTS AND RESTRICTIONS: There are rights off access and hanging rights over the front and side of the property for all neighbouring properties.

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD 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.

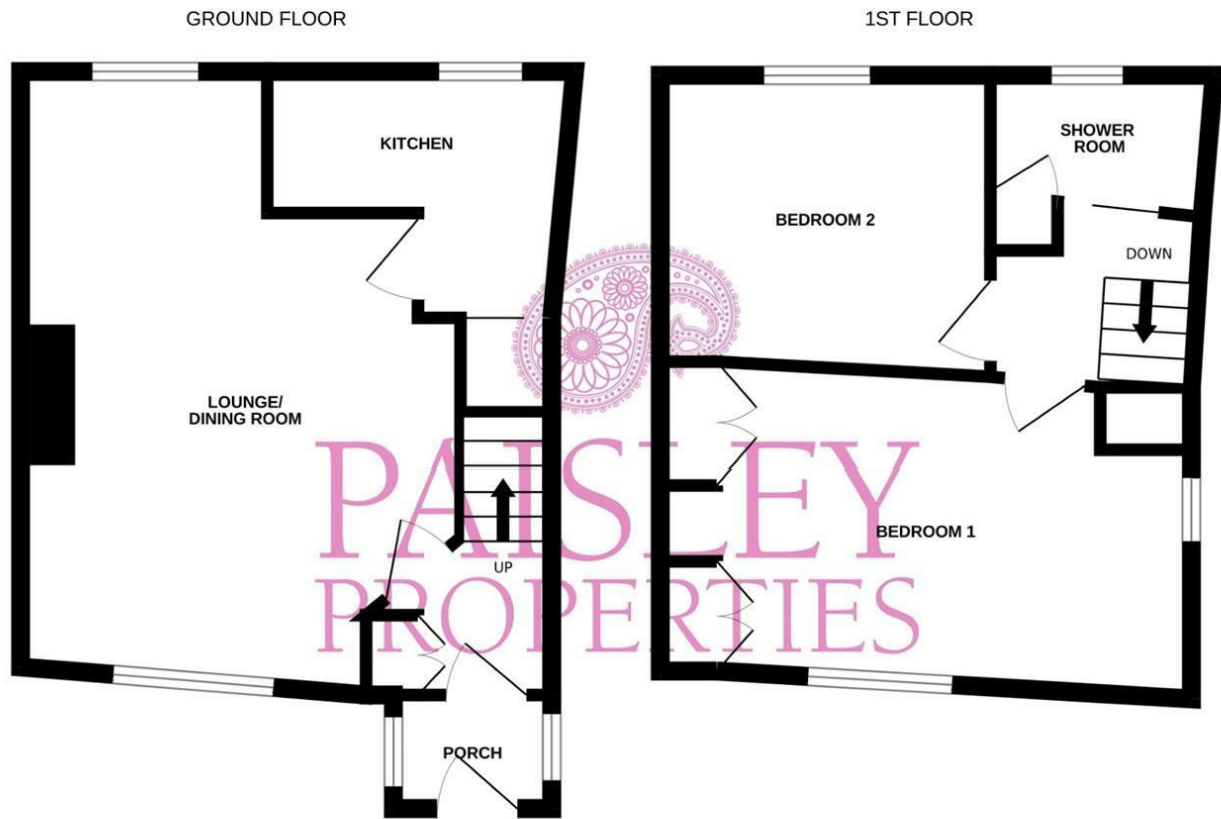
PAISLEY MORTGAGES

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 to arrange an appointment.

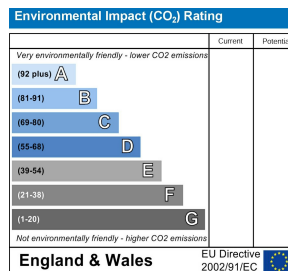
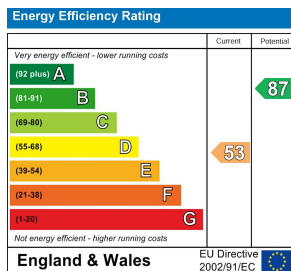
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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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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

