

33 Croft Head,
Skelmanthorpe HD8 9EB

£200,000



ENJOYING AN ELEVATED POSITION ON A PEACEFUL STREET, THIS SUPERB THREE BEDROOM DETACHED FAMILY HOME BOASTS MODERN FIXTURES AND FITTINGS, LONG DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND CENTRAL VILLAGE LOCATION.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

Accessed via a part glazed uPVC door, the entrance hallway has a door to the lounge and stairs to the first floor landing.

LOUNGE 13'0" max x 15'0" max

This bright and airy lounge is well presented and includes an attractive gas fireplace to the chimney breast creating a great focal point to the room. A front facing bay window fills the room with light and doors lead to the rear hallway and entrance hall.



REAR HALLWAY

Providing access to a handy under-stairs cupboard, kitchen, lounge and to the driveway.

KITCHEN 16'3" max x 6'9" max

This modern breakfast kitchen is fitted with a range of cream gloss wall and base units, contrasting roll top work surfaces, cream tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over and there is space/plumbing for a washing machine, dishwasher, under counter fridge and under counter freezer. Dual aspect windows fill the space with light, tile effect vinyl flooring completes the room and a doorway leads to the rear hall.



FIRST FLOOR LANDING

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

BEDROOM ONE 11'1" max x 10'1" max

Situated to the rear of the property, this good sized double bedroom is neutrally decorated and has ample space for freestanding bedroom furniture. There is a rear facing window and a door to the landing.



BEDROOM TWO 10'2" max x 6'7" max

Another good sized bedroom this time located to the front of the property with a view over the quiet street from its window. A beautiful cast iron fireplace adds a touch of character. There is ample space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 7'7" max x 9'1" max

A charming single room with carpet underfoot and a front facing window providing the same views over the street as bedroom two. This room could alternatively make a great home office, dressing room or hobby room if desired. A door leads to the landing.



HOUSE BATHROOM 6'9" max x 5'4" max

Fitted with a contemporary three piece white suite including an L shaped bath with shower over, vanity hand wash basin and concealed unit WC. The room is fully tiled with grey wall tiles, there is spot lighting to the ceiling and laminate flooring. A door leads to the landing.



REAR

To the rear of the property there is a low maintenance garden area with artificial turf and a paved path leading round the side of the property to the front garden. There is a garden shed for storage.

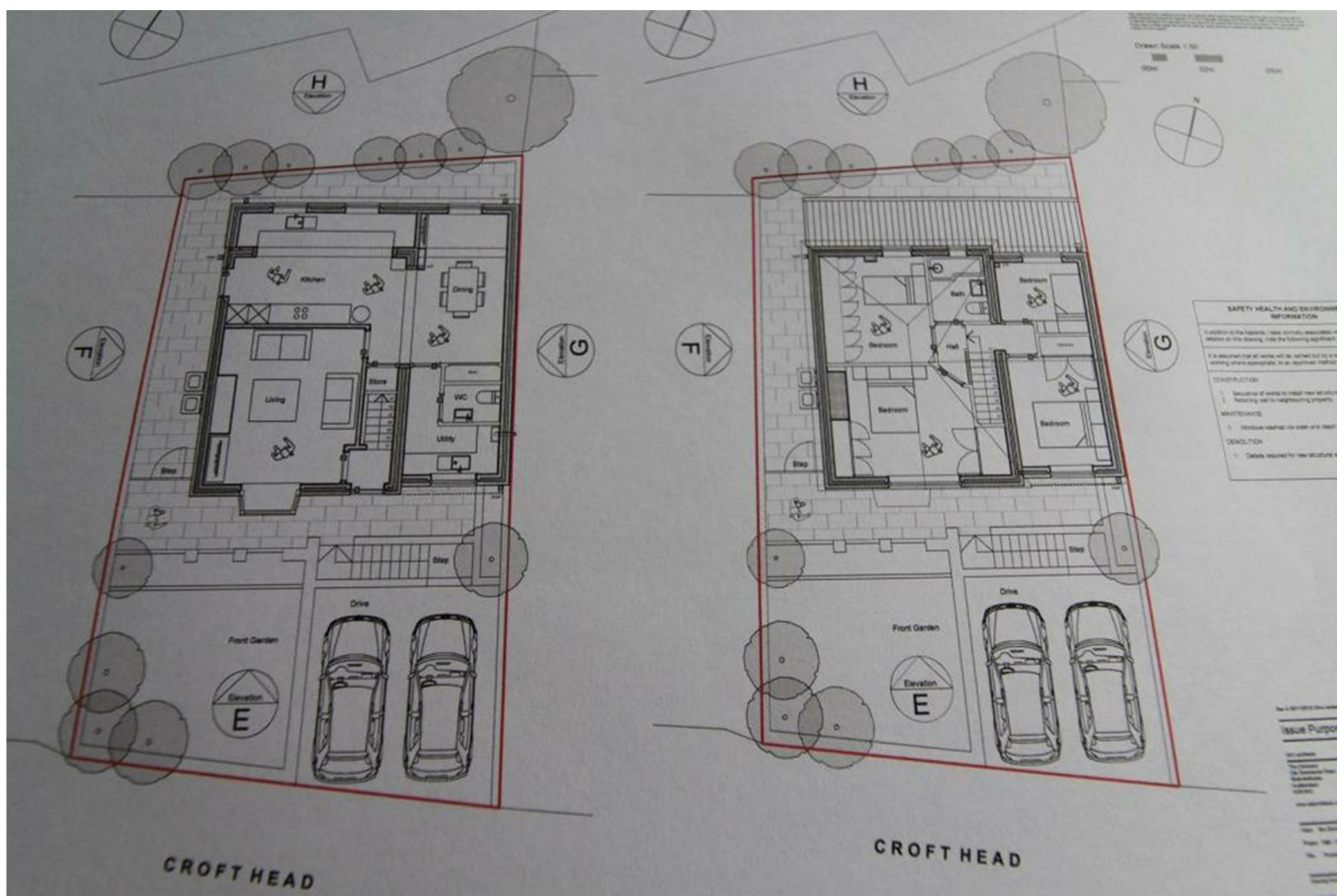
FRONT AND PARKING

To the front of the property there is a lawned garden and patio which is perfect for patio furniture if needed. A long driveway leads up the side of the garden and property allowing parking for several vehicles.



PLANNING PERMISSION

Planning was obtained in 2016 for a two storey extension to give increased living space to the ground floor with a dining room, larger kitchen and WC plus two extra bedrooms to the first floor. We have been informed by the current owners that this planning permission has now lapsed and if of interest you should contact the local planning authority for more information.



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 brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations 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 100 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

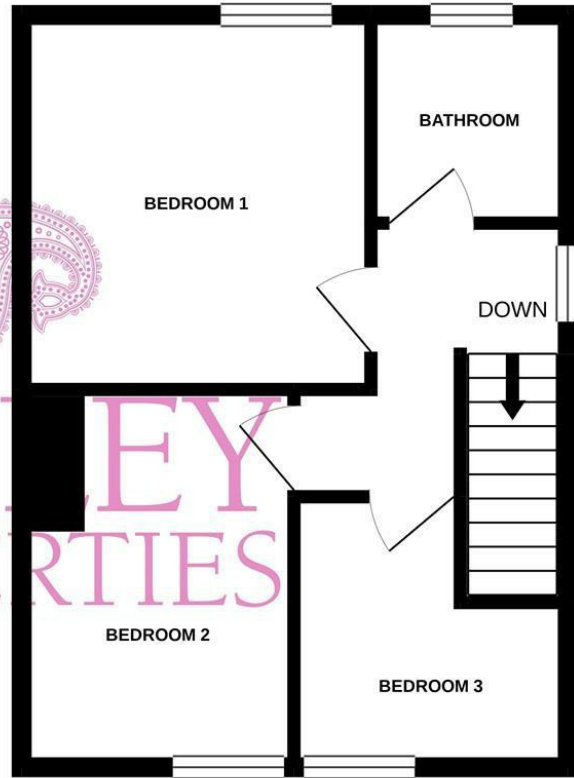
Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like 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. *

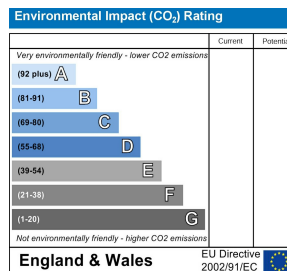
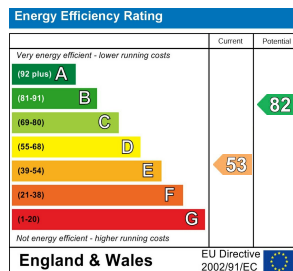
GROUND FLOOR



1ST FLOOR



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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