

65 Haigh Lane,
Haigh S75 4DA

OFFERS AROUND
£200,000



THIS IMPRESSIVE THREE BEDROOM TERRACE PROPERTY OFFERS WELL PRESENTED AND RECENTLY DECORATED LIVING ACCOMMODATION, OFF ROAD PARKING, GARAGE AND EXCEPTIONALLY LARGE ENCLOSED REAR GARDEN. SITUATED IN THE HAMLET OF HAIGH AND PROVIDING EXCEPTIONAL COMMUTING LINKS.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

Summary

* NO CHAIN * This exceptionally well presented and recently decorated, three bedroom, end terrace home offers spacious living accommodation throughout and comes with a magnificent garden area plus parking & garage. This fabulous home briefly comprises:- good sized lounge, breakfast kitchen, three first floor bedrooms and house bathroom. To the rear of the property there is large enclosed garden which backs onto woodland, a parking space and a garage. Haigh is a pretty village within picturesque countryside and benefits from excellent access onto the M1 motorway network and easy commuting access to neighbouring villages, towns and cities. Haigh Lane sits between Haigh, Woolley and West Bretton, very close to the popular Yorkshire Sculpture Park and excellent Ofsted rated schools.

LOUNGE 13'7" x 13'8" plus recess



You enter the property through a composite door into this spacious lounge which benefits from a large front facing window allowing an abundance of light to fill this room. The room has been decorated in neutral tones, with a grey carpet and there is plenty of space for living room furniture. There is a wall mounted radiator and an internal door leads to the kitchen diner.

KITCHEN DINER 6'6", 180'5" x 15'4"



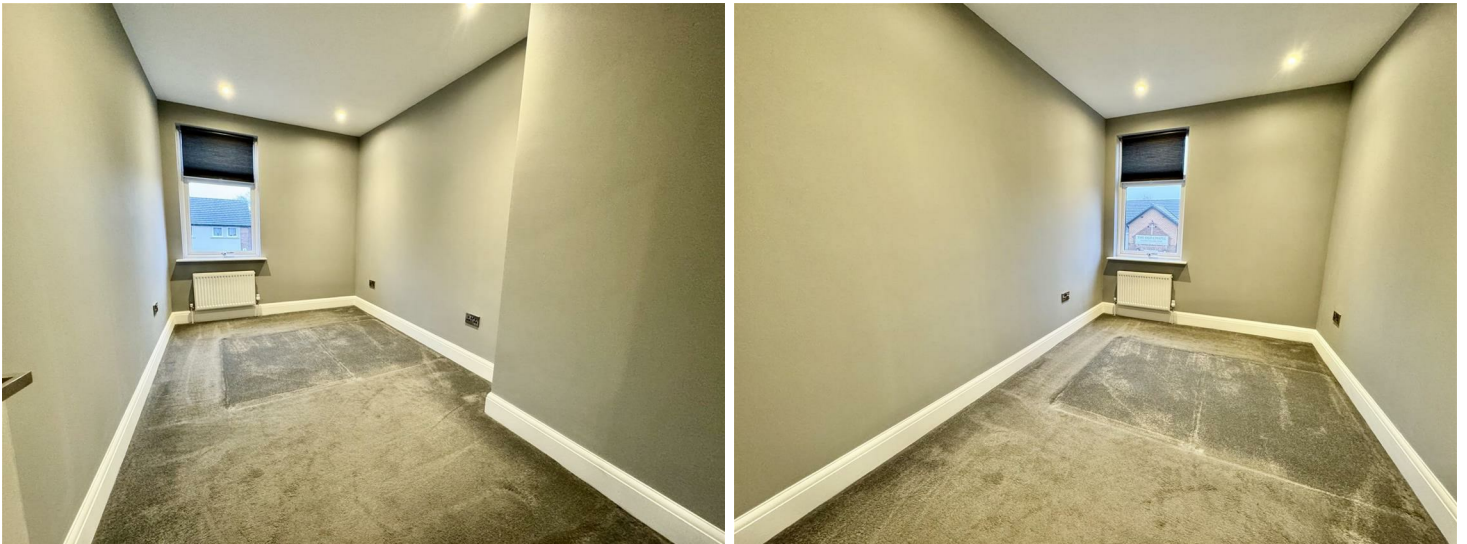
This lovely kitchen has been fitted with grey wood effect wall and base units, gorgeous quartz work surfaces with upstands and splashbacks, a one and a half bowl composite sink and drainer with a mixer tap over. Integrated appliances include an electric oven, four ring electric hob with stainless steel extractor fan above, a fridge freezer and washer dryer. To one side of the kitchen where there is space to accommodate a small table and chairs and a cupboard allows for useful storage of household items. The room has a rear facing window, has been neutrally decorated and there are contrasting vinyl tiles to the floor. There is a wall mounted radiator, doors lead to the lounge and rear garden and stairs ascend to the first floor landing.

FIRST FLOOR LANDING



Stairs ascend from the kitchen to the first floor landing which has carpet flooring, inset ceiling spotlights and a wall mounted radiator. Internal doors leading to the three bedrooms and house bathroom.

BEDROOM ONE 13'9" x 8'1"



This bright and airy double bedroom is positioned to the front of the property and has been decorated in soft tones with a grey carpet and there is ample space for free standing bedroom furniture. A front facing window floods the room with natural light. There is a wall mounted radiator, inset ceiling spotlights and a door leads to the first floor landing.

BEDROOM TWO 6'10" x 13'10"



To the rear of the property is this great sized bedroom which has a large window which looks out over the garden and to the neighbouring woodland. There is neutral décor, grey carpet and ample space for freestanding furniture. There is a wall mounted radiator, inset ceiling spotlights, access to the loft space and an internal door leads to the landing.

BEDROOM THREE 5'5" x 6'11"



This single bedroom has a rear facing window enjoying the same outlook over the garden and woodland beyond as bedroom two. This room would make a brilliant child's bedroom, study or dressing room. There is a wall mounted radiator, inset ceiling spotlights and an internal door leads to the first floor landing.

BATHROOM 5'0" x 5'5"



Located at the rear of the property is this stylish bathroom which is fitted with a white three piece suite including a bath with thermostatic rain shower over plus hose, vanity unit hand wash basin with drawers and mixer taps and a twin flush low level W.C. The room has been fully tiled with beautiful wall and floor tiles in a striking slate effect. There is an obscure glazed rear facing window, chrome ladder towel radiator, extractor fan and an internal door leads to the first floor landing.

REAR AND PARKING

There is an access road to the rear of the property along with a small yard and off road parking for two vehicles. There is also a detached garage with power and light and a useful outbuilding which houses a w.c.



REAR GARDEN

Beyond the parking space is this fantastic sized lawned garden which is fully enclosed by timber fencing and runs up to the edge of the woodland. There is a timber decked area which creates an ideal space for outdoor dining and entertaining, generous lawn area and further patio area for multi function use.





Note

The property is owned by a relative of an employee of the Paisley Group.

~ Material Information ~

TENURE:
Freehold

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ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Wakefield

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage and Driveway

RIGHTS AND RESTRICTIONS:

TBC

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

UTILITIES:

Water supply - Mains water

Sewerage - Mains em

Electricity - Mains

Heating Source - LPG

Broadband - Suggested speeds up to 27 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

~ Agent 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.

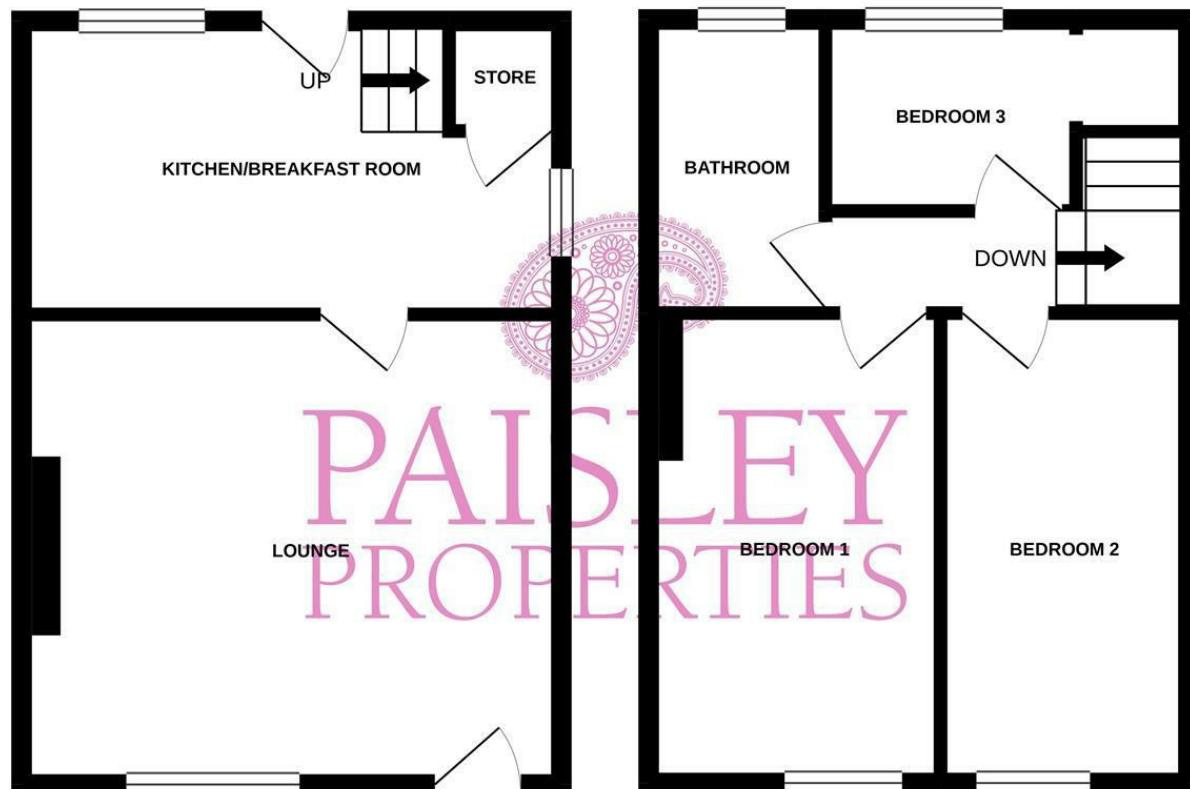
~ Paisley Mortgages ~

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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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