90 Huddersfield Road, Skelmanthorpe HD8 9AS

OFFERS AROUND
£300,000

THIS DECEPTIVELY SPACIOUS THREE BEDROOM BUNGALOW HAS THE ADVANTAGE OF EXTRA ACCOMMODATION ON A LOWER FLOOR, GARAGE, DRIVEWAY PARKING AND GARDEN SPACE BEHIND.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

KITCHEN 12′4″ apx x 8′11″ apx

You enter the property at the side through a rosewood effect uPVC door into the kitchen which is flooded with light from a window looking out to the front garden and street beyond. A range of grey gloss wall and base units are complemented by granite slim profile worktops, tiled splashbacks and an inset one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise an electric hob with a stainless steel extractor fan over and a NEFF oven with warming drawer. There is space for a tall fridge freezer. Grey wood effect Karndean flooring runs underfoot and spotlights to the ceiling complete the room. A door leads to the living room.

LIVING ROOM 17′3″ apx x 11′6″ apx

Light and airy courtesy of a large front facing window, this spacious living room has space for not only lounge furniture but a dining table too. The lounge area benefits from a gas stove in an inglenook fireplace creating a wonderful focal point in the room. A decorative ceiling rose with a central light adds interest and lights the room well. Doors lead to the kitchen and hallway.

HALLWAY 2'7" apx x 6'3" apx
The hallway has doors leading to the three bedrooms and house bathroom alongside a carpeted staircase descending to the basement.

BEDROOM ONE 8'7" apx x 13'11" apx

Positioned to the rear of the property and enjoying views over the countryside from its Juliet Balcony this double bedroom is neutrally decorated and has ample space for freestanding bedroom furniture. A door leads to the hallway.

BEDROOM TWO 11′9″ apx x 11′1″ apx

This second double bedroom can be found to the rear of the property once again commanding lovely far reaching views from its window. Again boasting neutral décor the bedroom has plenty of space for items of freestanding furniture. A door leads to the hallway.

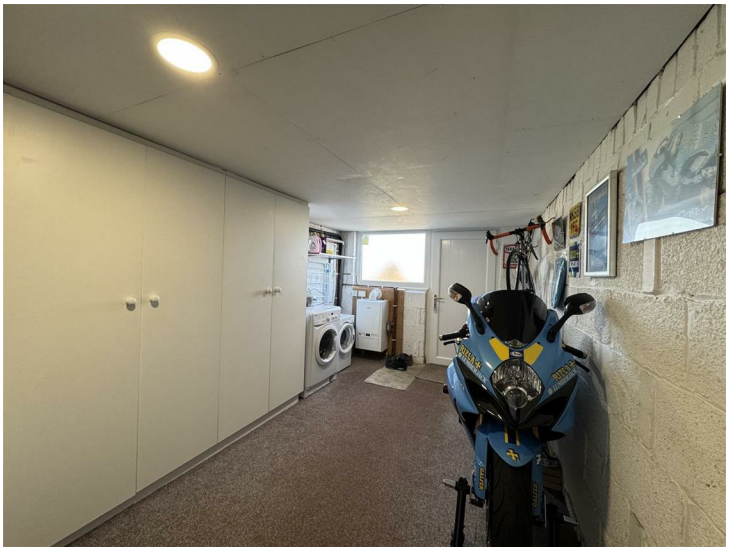
BEDROOM THREE 9′0″ apx x 8′0″ apx

This third double bedroom is located to the side of the property with a window allowing natural light to enter. The room has a central decorative ceiling rose and dado rail adding interest. There is space for freestanding bedroom furniture. A door leads to the hallway.

HOUSE BATHROOM 4′6″ apx x 8′9″ apx

This modern bathroom is fitted with a three piece suite comprising a chamfered bath with mixer tap, a vanity unit with cupboard and an integrated hand wash basin alongside a low level WC. The room is fully tiled with peach tiles with a decorative border and polished granite tiles run underfoot. Dark granite effect PVC boards with spotlights adorn the ceiling. An illuminated mirror finishes off the room nicely. A large obscure window allows natural light to enter and a door leads to the hallway.

BASEMENT UTILITY ROOM 8′7″ apx x 14′1″ apx



A carpeted staircase leads from the hallway down to the basement room which is very versatile and has space and plumbing for a washing machine and space for a tumble dryer. The property's central heating boiler is located in here too. There are built in cupboards for storage. A white uPVC door leads out to the rear of the property and a door leads through to the garage.

GARAGE 11′10″ x 17′11″ apx extending to 22′10″ apx

This fantastic garage has a set of timber doors allowing access from the rear driveway, power, spotlights and side facing windows allowing natural light to enter. Behind the garage is an extra workshop/storage area. A door leads through into the basement/utility room.

EXTERIOR

To the front of the property is a low maintenance gravelled garden with a path leading to the side door and continuing down a set of steps to the rear where there is a driveway suitable for two vehicles. The property also has use of a lawned garden area which sits just over the access road to the rear, this provides the perfect place to sit and enjoy the countryside views.

VIEWS & PARKING

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

PARKING:
Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any 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 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 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.

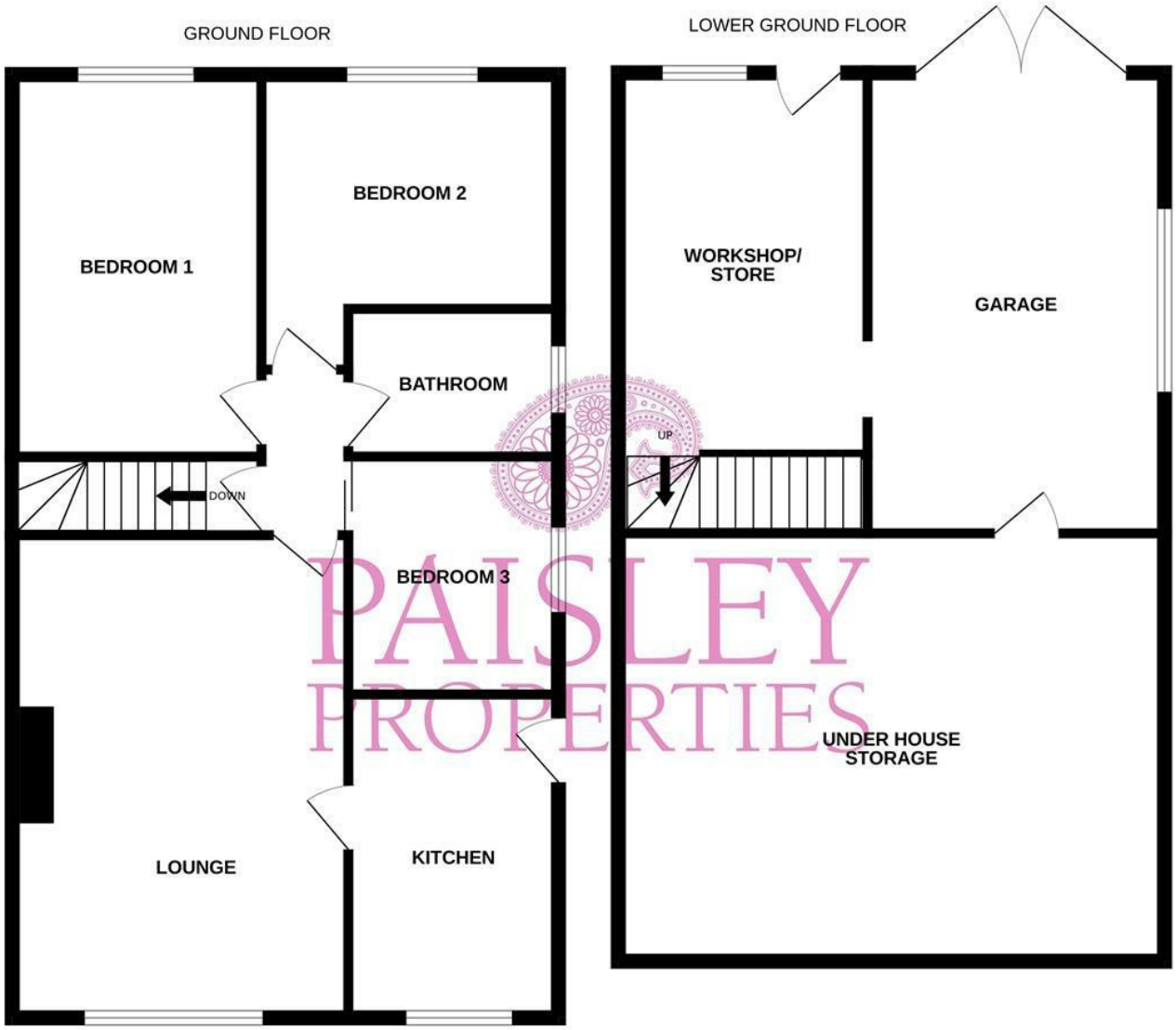
PAISLEY PROPERTIES

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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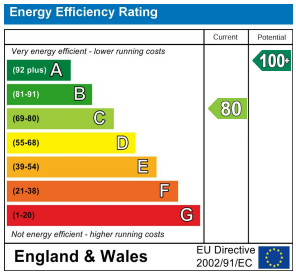

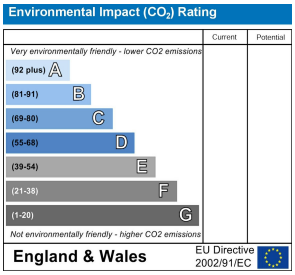

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