

1 Holly Tree Grange,
Skelmanthorpe HD8 9BJ

OFFERS AROUND
£535,000



THIS SUPERB FOUR BEDROOM DETACHED PROPERTY IS WELL PRESENTED THROUGHOUT, HAS SPACIOUS LIVING ACCOMODATION, ENCLOSED GARDENS, DETACHED GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND: F / ENERGY RATING: B

PAISLEY
PROPERTIES

ENTRANCE HALL 16'5" apx x 6'3" max inc stairs

You enter the property through a composite door with glazed panel into this welcoming entrance hallway. There is plenty of space to remove outdoor coats and shoes, house freestanding furniture and invite in guests alongside a handy understairs cupboard which provides excellent storage. A side facing window allows natural light to enter, there is a staircase ascending to the first floor landing, wood effect flooring with fitted matting to the entrance and solid oak doors which lead to the lounge, living dining kitchen and downstairs W.C.



LOUNGE 16'0" max x 14'2" apx

This large lounge has an abundance of space for freestanding furniture and enjoys a lovely fireplace, which houses a gas coal effect fire, creating a focal point for the room. There are shallow alcoves either side of the chimney breast, the room is decorated in tasteful neutral tones and there is a front facing window. A door leads through to the entrance hall.



LIVING DINING KITCHEN 22'10" apx x 14'5" apx

Providing the wow factor to the home, and a superb open plan social/entertaining space, this living dining kitchen spans the width of the house with bi-fold doors opening to the patio.

The kitchen is fitted with white gloss, handleless wall and base units, worksurfaces and upstands and a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a double AEG oven, five ring AEG gas hob, AEG extractor fan and dishwasher. A central island also fitted with cupboards, offers space for bar stools, perfect for informal dining. A rear facing window looks out over the garden to the neighbouring tree lined street.

The room boasts space for a large dining table and chairs and additional seating if required, has spot lighting, tiled flooring and double oak doors which can be opened to the hallway. A further door leads to the utility room.





UTILITY ROOM 10'0" apx x 5'10" apx

Conveniently positioned off the kitchen, with an external side door, this useful utility room has white gloss wall and base units, roll top work surfaces with matching upstands, a stainless steel sink and drainer with mixer tap and space for a washing machine. The property's central heating boiler is neatly hidden away in here and there is tiled flooring underfoot. A door leads to the kitchen.



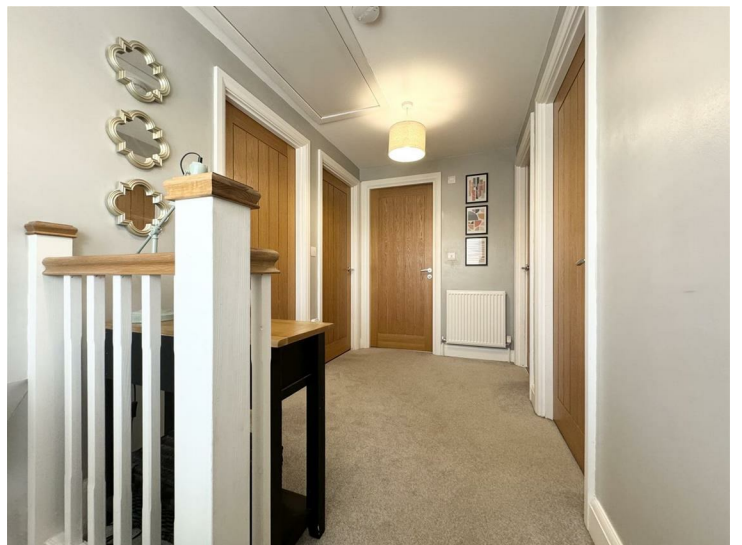
DOWNSTAIRS W.C 5'10" apx x 3'1" apx

Comprising of a wall mounted, white, handwash basin with mixer tap, tiled splashback and a low level W.C this handy ground floor cloakroom is positioned off the hallway and has tiled flooring alongside a chrome heated towel rail.



FIRST FLOOR LANDING 12'9" max inc stairs x 5'11" apx

Stairs rise from the entrance hall to the first floor landing which is a good size, with space for furniture, and has a side facing window. There are oak doors leading to the four bedrooms and house bathroom, and a ceiling hatch with pull down ladder provides access to the partially boarded loft space.



BEDROOM ONE 13'7" max x 11'1" extends to 14'8" max

This generously sized double bedroom is elegantly presented and has the feature of the chimney breast to one wall. There is plenty of space for a range of bedroom furniture, a front facing window looks out over the street, there is spot lighting and doors which lead to the en-suite and landing.



EN-SUITE 9'3" apx x 3'2" apx

Fitted with a double shower cubicle, wall mounted hand wash basin and low level W.C, this en-suite is partly tiled with stylish wall tiles. Spot lighting, a chrome heated towel rail and tiled flooring completes the look. A door leads to the bedroom.



BEDROOM TWO 13'8" apx x 10'3" extends to 14'7" max

Almost an exact mirror of bedroom one this well proportioned double bedroom sits to the rear of the property with a window over looking the garden and would also make a wonderful principal bedroom if preferred. The room is neutrally decorated and has doors leading to the en-suite and landing.



EN-SUITE 3'3" apx x 9'10" apx

This second en-suite comprises of a double shower cubicle, wall hung hand wash basin with mixer tap and low level W.C and is partially tiled in decorative wall and floor tiles. There is a chrome heated towel rail and door which leads to bedroom two.



BEDROOM THREE 14'7" apx x 8'11" apx

Another really good sized double room, this can accommodate a range of furniture, is nicely decorated and has a rear facing window. A door leads to the landing.



BEDROOM FOUR 14'7" apx x 8'11" max

Yet another sizeable double bedroom, this is has the property's pressurised water cylinder tucked away in a corner cupboard, neutral decor and a front facing window. A door leads to the landing.



BATHROOM 9'8" apx x 6'9" apx

This contemporary bathroom is fitted with a white three piece suite including large bath with tiled side panel, hand wash basin which sits upon a vanity unit with drawer storage and a concealed cistern W.C. There is decorative wall tiling, a chrome heated towel rail, spot lighting, an obscure glazed side window and tiled flooring. A door leads to the landing.



DRIVE AND GARAGE

The property is accessed via communal electric gates which enclose the development. Number one has a private drive which sits in front of a single detached garage. The garage has light and power.



FRONT AND SIDE GARDENS

Sitting behind a mature shrub planted garden to the front the house has a side pathway to one side, and a low maintenance shale garden to the other. From the side garden there is a door into the utility room.

REAR GARDENS

Beautifully landscaped, the rear garden is made up of two enclosed areas. The first being a private patio garden, where there is space for outdoor furniture, pots and planters. The bi-fold doors open into the living dining kitchen creating the feeling this area is an extension of the living space. The second garden is an enclosed lawn which is accessed down a few steps from the patio. This is a level and safe space for children and pets to play, or alternatively is a blank canvas for those keen gardeners.



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 F

PROPERTY CONSTRUCTION: .Standard brick and block
The property has a new build warranty on it through NHBC.

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None.

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alternations 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 100Mbps

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

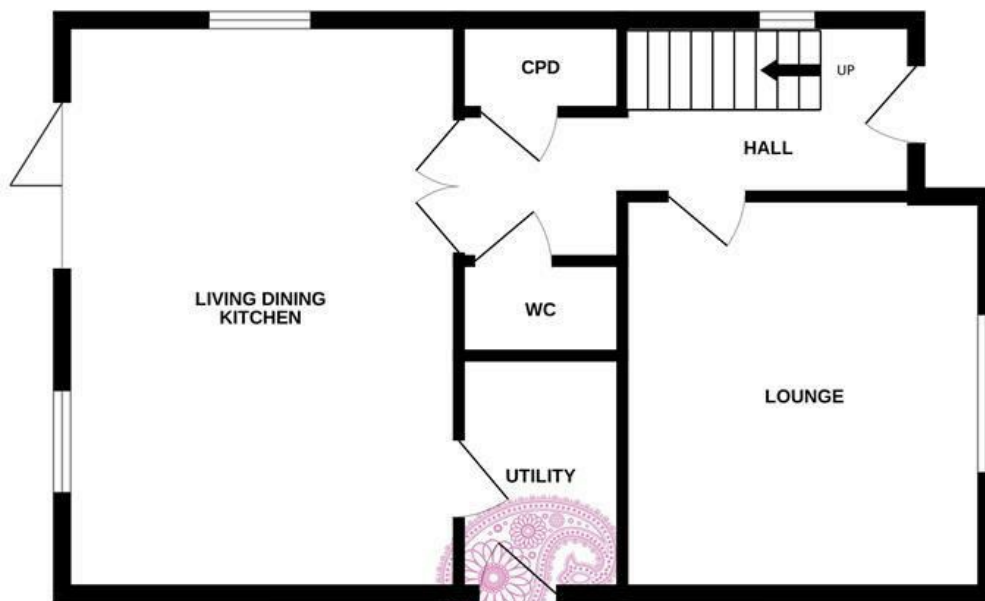
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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	
85	92		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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