

18 Baildon Way,  
Skelmanthorpe HD8 9GY

OFFERS AROUND  
£129,000



**\*\* NO ONWARD CHAIN\*\* A SPACIOUS AND MODERN SECOND FLOOR APARTMENT ON A POPULAR DEVELOPMENT IN SKELMANTHORPE, WITH DESIGNATED PARKING SPACE AND COMMUNAL GARDENS**  
LEASEHOLD 111 YEARS REMAINING /SERVICE CHARGES APPLY / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

## ENTRANCE

To the front of the property a timber part glazed door opens into the communal hallway with stairs leading to the apartment entrance.



## HALLWAY 3'5" apx x 10'3" apx max

You enter the property through a timber door into the spacious hallway. This area benefits from a built in storage cupboard perfect for storing coats, shoes and other household items. The property has an entry phone system and doors lead through to the living room, two bedrooms and house bathroom.

## LIVING ROOM 17'4" apx x 10'5" apx

Simply flooded with natural light courtesy of a set of French doors which open to a Juliette balcony and offer far reaching views of Emley Moor Mast and the surrounding countryside, this fabulous living room is neutrally decorated. The room offers space for a range of furniture including a dining table therefore perfect for entertaining and also features hard wired tv and satellite points. Doors lead to the kitchen and hallway.



### **KITCHEN 12'3" apx x 7'5" apx**

The kitchen is fitted with a range of wooden wall and base units, granite effect roll top work surfaces, tiled splash back and stainless steel sink and drainer with mixer tap over. There are integrated appliances including an electric oven, four ring gas hob with extractor fan over, a washing machine and a freestanding tall fridge-freezer. The kitchen area has neutral décor, grey wood effect vinyl flooring and spotlights to the ceiling. A window looks out over the rear of the property and a door leads to the living room.



### **BEDROOM ONE 12'3" x 11'6" approx into robes**

Positioned to the front of the property, with a large window looking out over the parking areas and countryside beyond, this double room benefits from fitted sliding mirror wardrobes, is neutrally decorated and has carpeted flooring. A hatch gives access to the loft and a door leads to the hallway.



**BEDROOM TWO 11'10" x 10'9" approx**

This second double bedroom is located to the rear of the property. It has tasteful décor, carpeted flooring and fitted sliding mirror wardrobes to one wall. A door leads to the hallway.



**BATHROOM 12'0" x 5'1" approx**

The bathroom is fitted with a three piece white suite comprising of a bath with shower over, pedestal hand wash basin and low level W.C. The bathroom is fully tiled with beige wall tiles and has recessed spot lighting to the ceiling. The room benefits from vinyl flooring, a heated ladder style chrome towel rail and a large double door storage cupboard. An obscure glazed window faces the rear of the property allowing natural light to enter and a door leads to the hallway.



### **OUTSIDE & PARKING**

To the exterior of the apartments are well maintained planted areas and to the rear is a communal garden rarely used by others. There is an allocated parking space for one vehicle with additional parking available.

## **MATERIAL INFORMATION**

### **TENURE:**

Leasehold

### **LEASEHOLD:**

Length of lease - 125 years

Start date - 2011

Years remaining - 111

### **ADDITIONAL COSTS:**

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

Ground rent - £130 per annum

Service charge - £1751.17 per annum paid quarterly (this does vary in cost slightly from year to year)

### **COUNCIL AND COUNCIL TAX BAND:**

Kirklees Band A

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

One allocated parking space and further visitor spaces.

### **RIGHTS AND RESTRICTIONS:**

### **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 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.

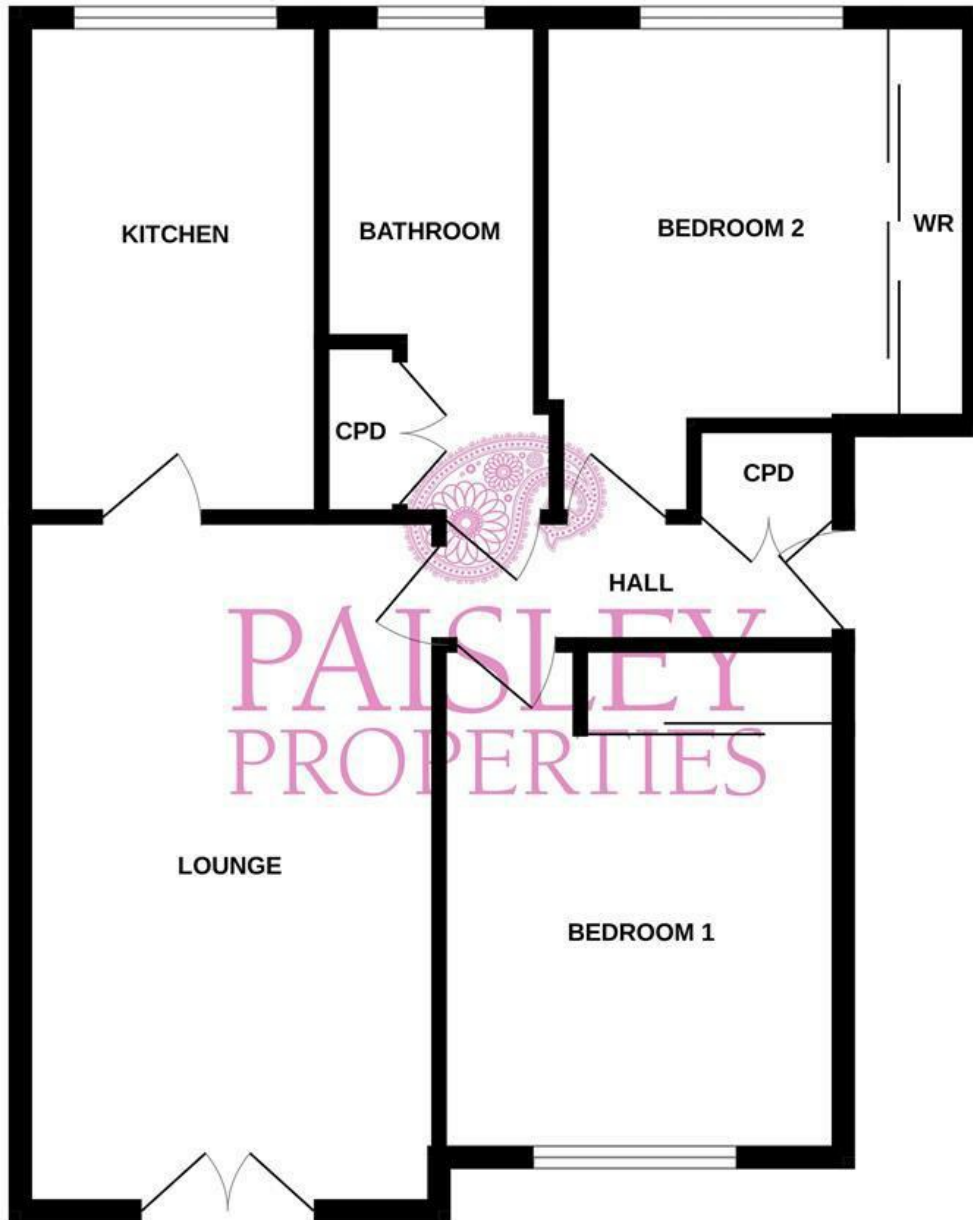
**PAISLEY PROPERTIES**

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.

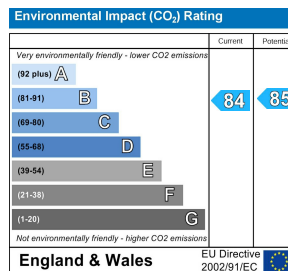
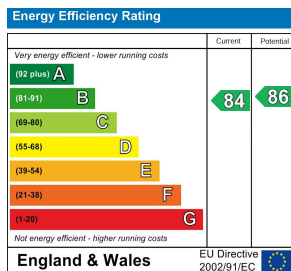
**PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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



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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