66 Cliffe Hill View, Skelmanthorpe HD8 9ZD

OFFERS AROUND
£470,000















THIS IMMACULATE FIVE BEDROOM DETACHED HOME SITS ON A GENEROUS PLOT WITH GARDENS, DOUBLE DRIVEWAY AND SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: A

PAISLEY PROPERTIES

ENTRANCE HALL 16′3″ apx x 6′2″ apx




You enter the property through a part-glazed composite door into a welcoming entrance hallway. There is space to remove and store outdoor coats and shoes, and an understairs cupboard provides additional storage. An open staircase rises to the first floor landing, there is attractive oak-effect LVT flooring underfoot, and doors lead to the lounge and dining kitchen.

LOUNGE 14′9″ apx x 10′8″ apx




This spacious lounge provides ample space for a range of furniture and has been stylishly decorated to create an inviting place to relax. There is a front-facing window which allows plenty of natural light in and looks out over the front garden and beyond. A door leads to the entrance hall.




DINING KITCHEN 20′2″ apx x 10′0″ apx




Sitting to the back of the property, with French patio doors which open onto the garden, is this fantastic dining kitchen. The kitchen is fitted with pale Shaker-style wall and base units with contrasting black handles, roll-top work surfaces and upstands, tiled splashbacks with copper trim, and a black one-and-a-half-bowl composite sink and drainer with a copper mixer tap. Integrated appliances include an electric oven, four-ring gas hob, extractor fan, fridge, freezer and dishwasher. There is a breakfast bar providing space for high stools, ideal for informal dining, and a window looks out over the garden.

To the other end of the room, there is space for a dining table and chairs.

The oak-effect LVT flooring continues through from the hallway, and doors lead to the hallway and utility room.






UTILITY ROOM 6′2″ apx x 5′2″ apx




Practically positioned off the kitchen is this utility room, which has been fitted with wall and base units to match those of the kitchen, along with a roll-top work surface, upstands and tiled splashbacks. There is space and plumbing here for a freestanding washing machine and tumble dryer, oak-effect LVT flooring is laid underfoot, and there are doors leading to the dining kitchen and W.C. There is also an external part-glazed composite door which provides access out into the rear garden.

DOWNSTAIRS W.C / CLOAKROOM 6'2" apx x 4'6" apx





Well-proportioned, this downstairs W.C. is fitted with a low-level toilet and a pedestal hand wash basin with mixer tap and tiled splashback. The room offers additional space for a storage unit and coat hooks, providing a discreet place to hide away all your outdoor wear. A door leads to the utility room.

FIRST FLOOR LANDING 9'11" max x 7'0" max



Stairs ascend to the U-shaped first floor landing, which has doors leading to the five bedrooms and house bathroom. There is a ceiling hatch and fold-down ladder which provide access to the fully boarded loft space.

BEDROOM ONE 10'9" apx x 10'7" apx





Tastefully presented with an attractive feature panelled wall, this deceptively spacious king-size bedroom also benefits from two built-in wardrobes and a further storage cupboard over the bulkhead, all of which are fitted with lighting. There is a front-facing window which allows the room to be filled with natural light, and there are doors leading to the en-suite shower room and landing.
Please note the wardrobes are in addition to the measurements.

EN-SUITE 7'3" apx x 4'3" apx



Fitted with a modern three-piece white suite including a tiled double shower cubicle with mains-fed shower and sliding glazed screen, a pedestal hand wash basin with mixer tap and splashback, alongside a low-level W.C., this en-suite has a front-facing obscure-glazed window, vinyl herringbone-effect flooring and a door leading to bedroom one.

BEDROOM TWO 12'5" max x 10'0" apx





Positioned to the front of the property, with a window overlooking the cul-de-sac, is this generously sized double bedroom, which is nicely decorated and offers ample space for a range of bedroom furniture. A door leads to the landing.

BEDROOM THREE 10′4″ apx x 8′11″ apx





Another good-sized double bedroom, this sits to the rear of the property with a window overlooking the garden and enjoying views towards Emley Moor. The room can comfortably accommodate freestanding furniture and has a door leading to the landing.

BEDROOM FOUR 11′4″ max x 8′11″ max





This double bedroom is L-shaped, well-presented and has a rear-facing window which enjoys the same outlook as the third bedroom. A door leads to the landing.

BEDROOM FIVE 8′2″ apx x 6′10″ apx



Currently used as a home office, this fifth bedroom would alternatively make a lovely nursery or child's bedroom and is stylishly decorated. There is a rear-facing window and a door leading to the landing.

HOUSE BATHROOM 8'11" apx x 5'10" apx




Comprising a contemporary three-piece white suite including a bath with electric shower over and a glazed screen, a pedestal hand wash basin with mixer tap, and a low-level W.C., this superb house bathroom is partially tiled with decorative wall tiles, benefits from a built-in storage cupboard perfect for towels and bed linen, and has a side-facing obscure-glazed window and herringbone-effect vinyl flooring. A door leads to the landing.

FRONT GARDEN
The property sits behind a lawned front garden, and there is gated access to the side of the property leading to the rear garden.

DRIVE AND GARAGE
There is a double width driveway providing off-road parking for two vehicles, which sits in front of a single garage with an up-and-over door, light and power. There is also an EV charging point.

REAR GARDEN 65'7" apx x 32'9" apx





This impressive rear garden is one of the largest on the development and has been lovingly landscaped to create a really attractive and usable space. Adjoining the house is a generously sized porcelain patio which is ideal for housing outdoor furniture. A level lawn then spans back to a decked seating area which sits alongside a covered BBQ area. The lawn is flanked by sleepers and planted borders. There is outside power and an outside tap, and the garden is fully enclosed by boundary fencing. The garden also benefits from fitted garden drainage system.

MATERIAL INFORMATION - PAISLEY

TENURE:
Freehold

ADDITIONAL COSTS:
Estate/development charge - £172 per annum

COUNCIL AND COUNCIL TAX BAND: E
Kirklees

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

PARKING:
Garage, Driveway, Electric car charging point

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 and solar panels
Heating Source - Mains Gas
Broadband - Suggested speeds up to 900 Mbps download and 110 Mbps upload.

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

AGENT NOTES - PAISLEY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties has 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.

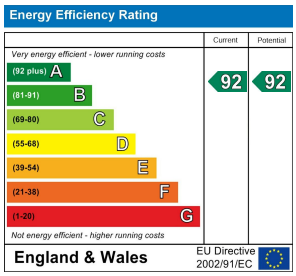
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Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

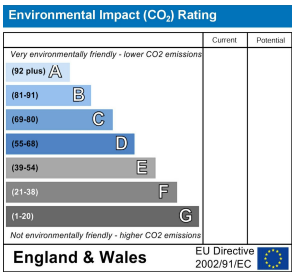
PAISLEY MORTGAGES - PAISLEY
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like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



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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