

22 Huddersfield Road,
Skelmanthorpe HD8 9AE

OFFERS AROUND
£240,000



SITUATED IN THE HEART OF SKELMANTHORPE VILLAGE, THIS SUPERB THREE BEDROOM SEMI DETACHED PROPERTY IS BURSTING WITH POTENTIAL AND SITS ON A SURPRISINGLY GENEROUS GARDEN PLOT WITH FRONT AND REAR GARDENS AND OFF ROAD PARKING.

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

PAISLEY
PROPERTIES

PORCH 7'1" apx x 8'3" apx

You enter the property through a part glazed timber door into this handy porch which has doors to the rear garden and dining kitchen. There is practical tiled flooring and space for furniture or coat/shoe storage if required.



DINING KITCHEN 8'2" max x 16'6" max

Positioned across the rear of the property, this fantastic dining kitchen is fitted with a range of timber wall and base units, roll top work surfaces, decorative tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, electric double oven and hob, and there is space/plumbing for a washing machine and tumble drier. A rear facing window overlooks the garden and a useful pantry cupboard provides space for household items. Doors lead to the porch and lounge.





LOUNGE 13'11" max x 13'6" max

This spacious lounge is light and airy courtesy of the large front facing window which also provides a pleasant outlook over the village. There is ample space for freestanding furniture and an attractive gas fire sits to the chimney breast creating a nice focal point. Doors lead to the lounge and hallway.



HALLWAY

Previously used as the main entrance hallway, this space has access to the front of the property and stairs to the first floor landing.

FIRST FLOOR LANDING

Stairs ascend from the hallway to the first floor landing which has a side facing window and doors to the three bedrooms and house bathroom. A large loft hatch with pull down ladder provides access into the fully boarded loft space, which has potential to be converted into a proper room with the necessary checks, planning and consents.



BEDROOM ONE 8'11" max x 12'0" max

Located to the front of the property with charming views over the village centre from its window, this generous double bedroom has a bank of fitted wardrobes to one wall and still has a good amount of space for furniture. A door leads to the landing.



BEDROOM TWO 10'3" max x 9'6" max

Another great sized double bedroom also benefitting from fitted wardrobes and a lovely view over the garden from its rear facing window. A door leads to the landing.



BEDROOM THREE 8'1" max x 6'7" max

This charming single room is perfect as a home office or hobby room and has a front facing window which allows natural light into the space. There is a handy cupboard above the stair bulkhead and a door leads to the landing.



HOUSE BATHROOM 4'10" max x 6'10" max

The bathroom is fitted with a three piece suite including a bath with electric shower over, pedestal hand wash basin and low level WC. The room is fully tiled, there is a rear facing obscure glazed window and vinyl flooring. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a beautiful enclosed garden which has a large lawned area, a decked seating space, a shed and a greenhouse. The garden is surrounded by mature trees, hedges, flowerbeds and shrubs giving a good degree of privacy and stone steps lead down to the porch.





FRONT, GARAGE AND PARKING

To the front of the property there is a low maintenance pebbled garden which is ideal for pots to add a splash of colour to the frontage. A gated driveway provides off road parking for multiple vehicles and leads up to an attached single garage.



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

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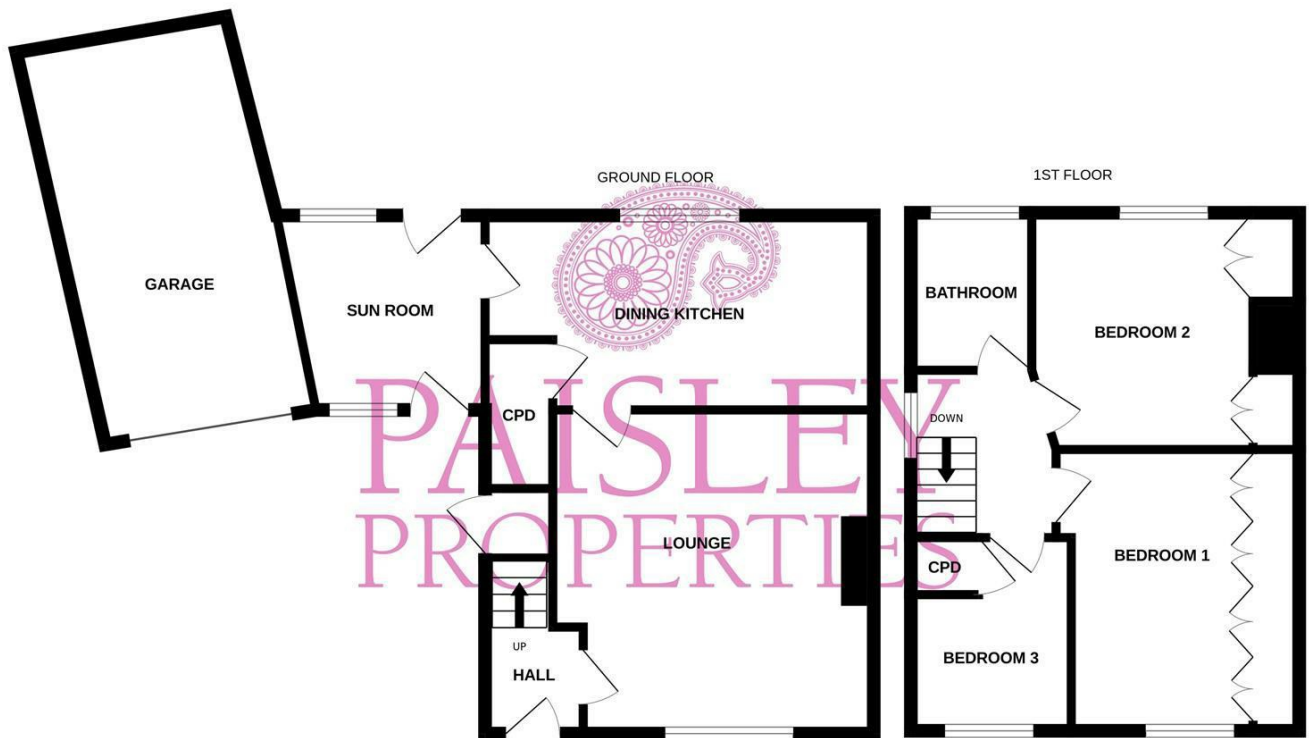
PAISLEY MORTGAGES

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.

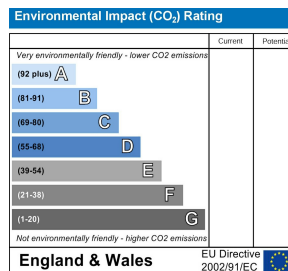
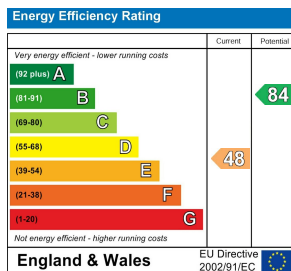
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
 17 Commercial Road,
 Skelmanthorpe, HD8 9DA
 t: 01484 443893

Almondbury Office:
 75-77 Northgate,
 Almondbury, HD5 8RX
 t: 01484 443922

Mapplewell Office:
 4 Blacker Road,
 Mapplewell, S75 6BW
 t: 01226 395404

