

19 Jacquard Road,
Skelmanthorpe HD8 9ZB

OFFERS AROUND
£280,000



LOCATED ON A NEW, POPULAR RESIDENTIAL DEVELOPMENT, THIS IMMACULATE TURN KEY THREE BEDROOM SEMI DETACHED PROPERTY BOASTS STYLISH FIXTURES AND FITTINGS THROUGHOUT, OFF ROAD PARKING FOR TWO VEHICLES AND CHARMING ENCLOSED GARDEN TO THE REAR.

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'7" max x 3'5" max

You enter the property through a part glazed composite door into this practical entrance hallway which has karndeian flooring and space to store footwear to one side. A door opens to the lounge.

LOUNGE 16'0" max x 10'3" max

This cosy lounge is the perfect place to sit and relax with loved ones on a quiet evening and has plenty of space for freestanding furniture. Karndeian flooring continues in from the hallway and a front facing window allows natural light into the space. Doors lead to the entrance hall and inner hallway.



INNER HALLWAY

The inner hallway provides access to the downstairs WC, lounge, dining kitchen and has stairs to the first floor landing.

DOWNSTAIRS W.C 3'1" max x 4'0" max

Utilising the under-stairs space, this handy WC is fitted with a white low level WC and wall mounted hand wash basin with tiled splash backs. There is spot lighting to the ceiling, karndeian flooring and a door to the inner hallway.

DINING KITCHEN 18'9" max x 7'6" max

Spanning the rear of the property, this superb dining kitchen really is the heart of the home and can easily accommodate dinner parties and gatherings alike. The kitchen area is fitted with a range of white wall and base units, complimentary wood effect roll top work surfaces, mirrored splash backs and a white one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, dishwasher, electric oven and four ring induction hob with extractor fan over. To one end of the room there is ample space for a dining table and chairs and patio doors open onto the pretty garden. Spot lights and karndeian flooring complete the space and a door leads to the inner hallway.





FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a useful storage cupboard, loft hatch and doors to the three bedrooms and house bathroom.

BEDROOM ONE 14'2" max x 9'6" max

Positioned to the front of the property, this stunning double bedroom has an abundance of space for freestanding furniture and benefits from two front facing windows overlooking the quiet cul-de-sac. There is tasteful decor and doors lead to the landing and en-suite.



EN-SUITE 4'4" max x 6'10" max

The en-suite is fitted with a modern three piece suite including a double shower cubicle, low level WC and pedestal hand wash basin with mixer tap over. The room is partially tiled with attractive light grey tiles, there is complimenting tiled flooring, spot lights and a front facing window fills the room with light. There is a heated towel rail and a door leads to the bedroom.



BEDROOM TWO 8'8" max x 11'2" max

Another generous double bedroom this time situated to the rear of the property with lovely views towards Emley Moor mast and nearby fields from its window. There is lots of space for bedroom items, neutral decor and a door leads to the landing.



BEDROOM THREE 9'10" max x 7'10" max

This larger than average single bedroom is currently used as a home office but could alternatively also make a great hobby room, child's room or guest room and has a rear facing window with views over nearby fields. A door leads to the landing.



HOUSE BATHROOM 8'7" max x 5'6" max

This elegant house bathroom is fitted with a three piece white suite including a bath, low level WC and pedestal hand wash basin with mixer tap over. The room is partially tiled with beautiful light grey wall tiles, there is vinyl flooring, spot lights to the ceiling and a heated towel rail. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a fantastic garden which has a patio adjoining the property allowing for al-fresco dining and entertaining. The patio is followed by a lawned area and decked space which is ideal for outdoor furniture. The garden is fully enclosed by boundary fencing and has access to the front down one side of the property.



FRONT / OFF ROAD PARKING

To the front of the property there is off road parking for two vehicles, a lawned area and pebbled garden ideal for pots and planters. The property also benefits from an integral single garage which has an up and over door, power and light.

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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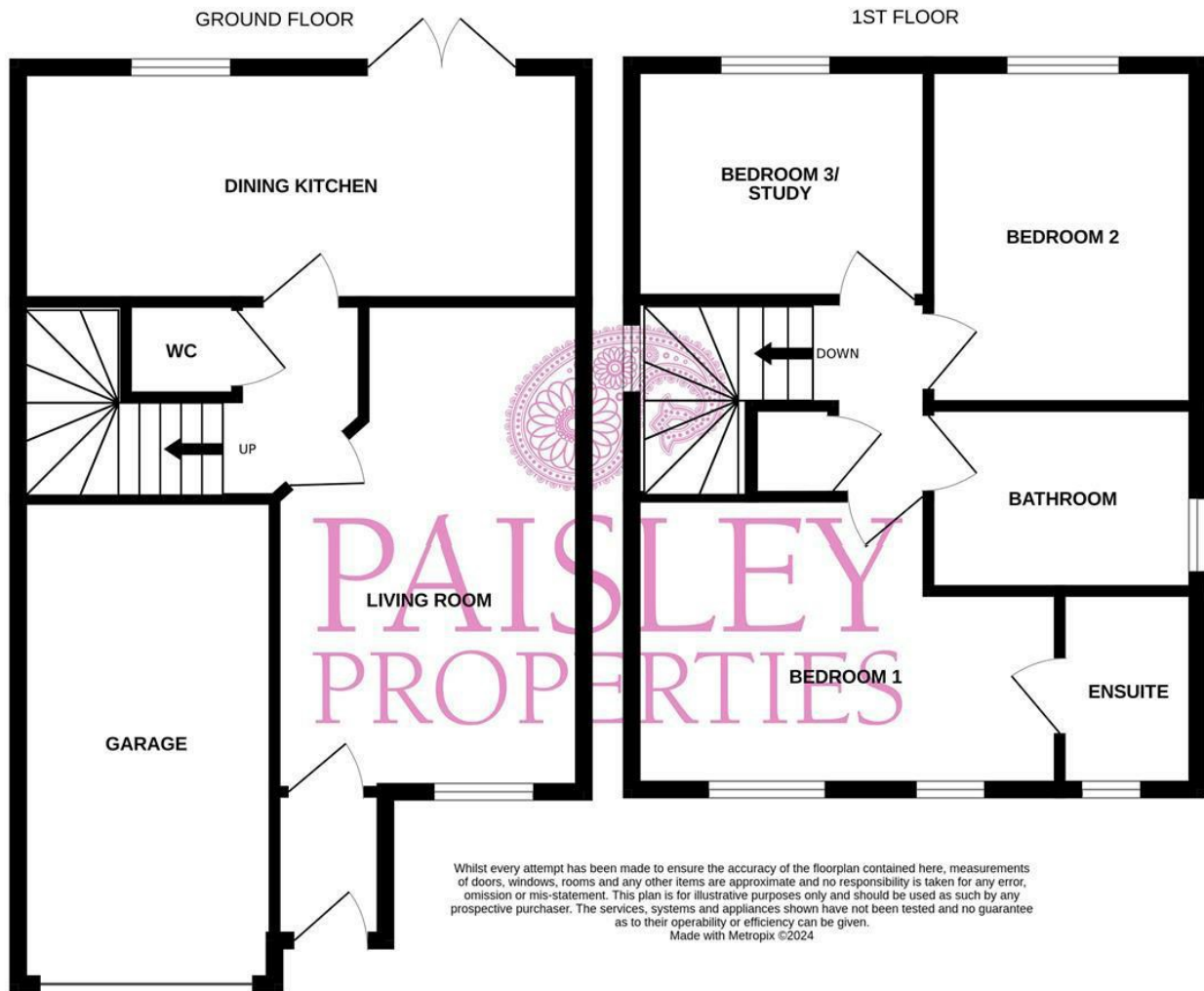
PAISLEY MORTGAGES

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.

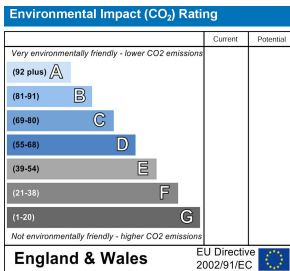
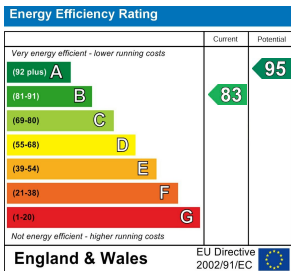
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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