

61 Gib Lane,
Skelmanthorpe HD8 9BG

OFFERS AROUND
£135,000



THIS CHARMING ONE BEDROOM END COTTAGES BOASTS A SUPERB VILLAGE LOCATION, LOVELY PRIVATE GARDEN AND ON STREET PARKING.

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

PAISLEY
PROPERTIES

ENTRANCE PORCH 5'1" apx x 4'3" apx

You enter the property through a part glazed timber door into the entrance porch where there is space to remove and store outdoor shoes. There is glazing to three sides, vinyl wood effect flooring and a part glazed uPVC door leads to the living kitchen.

LIVING KITCHEN 12'7" max x 12'0" apx

Having just been fitted with a new kitchen including grey wall and base units, black roll top work surfaces, PVC splash backs, a stainless steel sink and drainer, single electric oven, four ring gas hob and extractor there is also space for freestanding fridge freezer and washing machine. The kitchen is open plan to the living room which enjoys the stunning stone Inglenook style fireplace, exposed timber ceiling beams and space for a selection of furniture. The room is nicely decorated in grey tones with wood effect vinyl flooring. A doorway leads to the understairs store area which in turn has a door leading the shower room. The uPVC door leads back to the entrance porch and a staircase ascends to the first floor landing. Measurements extend to 3.96 into the door.



SHOWER ROOM 9'1" max x 4'8" apx

This ground floor shower room is fitted with a modern suite including walk in shower cubicle with glazed screen, mains fed shower, corner seat and shelf, a wall mounted hand wash basin and a low level W.C. The room is fully tiled in decorative wall and floor tiles, has a heated towel rail, obscure glazed side facing window and a door which leads to the living kitchen.



FIRST FLOOR LANDING

Stairs rise from the living kitchen to the first floor landing where there is a door leading to the bedroom.

BEDROOM 12'7" apx x 11'11" apx

Generously sized this double bedroom can comfortably accommodate freestanding furniture alongside benefitting from built in wardrobes and a handy over stairs cupboard. There are charming exposed stones within the chimney breast, dual aspect windows which let in lots of natural light and provide views over the garden, and tasteful decor. The room has a ceiling hatch which opens to the loft space and a door leads to the landing.



GARDEN

The property sits behind a good sized cottage garden with low maintenance pebbled area with hedge borders and a circular patio area with raised flower beds, both offering a lovely place to sit out. A gate opens to the access path.





MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: A

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET PARKING

UTILITIES:

*Water supply & Sewerage- Mains / Meter

*Electricity & Gas Supply - Mains

*Heating Source - Gas

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

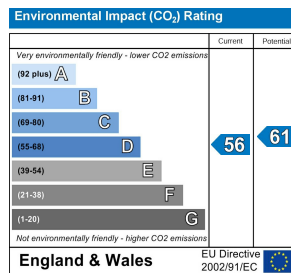
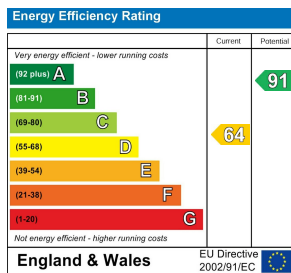
PAISLEY MORTGAGES

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.



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

