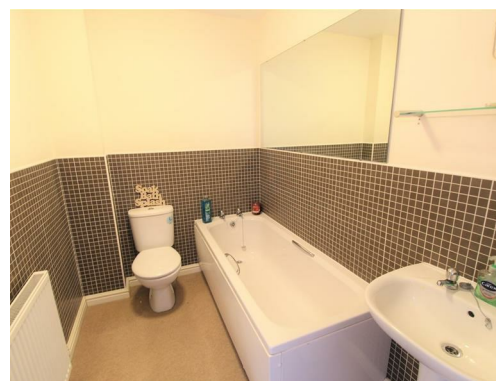


31 Silverwood Road,
Woolley Grange S75 5RU

OFFERS AROUND
£220,000



POSITIONED ON THE DESIREABLE WOOLLEY GRANGE DEVELOPMENT IS THIS WELL PRESENTED, FOUR BEDROOM TOWNHOUSE WHICH BOASTS A SPACIOUS DINING KITCHEN, FOUR DOUBLE BEDROOMS, INTEGRAL GARAGE AND A PRIVATE GARDEN THAT BACKS ON TO OPEN FIELDS. THE PROPERTY BENEFITS FROM A SOLAR PV SYSTEM GENERATING APPROX 4,000 kWh OF ELECTRICITY PER YEAR WHICH PROVIDES A CASH PAYMENT OF OVER £1,400 PER YEAR THROUGH THE FEED IN TARIFF SCHEME.

LEASEHOLD/ COUNCIL TAX BAND - D/ EPC - C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'4" x 16'11"

You enter the property through a part glazed composite door into this welcoming entrance hall that has an abundance of space to remove outdoor clothing and footwear. Stairs ascend to the first floor landing and the space is decorated neutrally with wood effect laminate flooring underfoot. Doors lead through to the downstairs W.C, dining kitchen and integral garage.

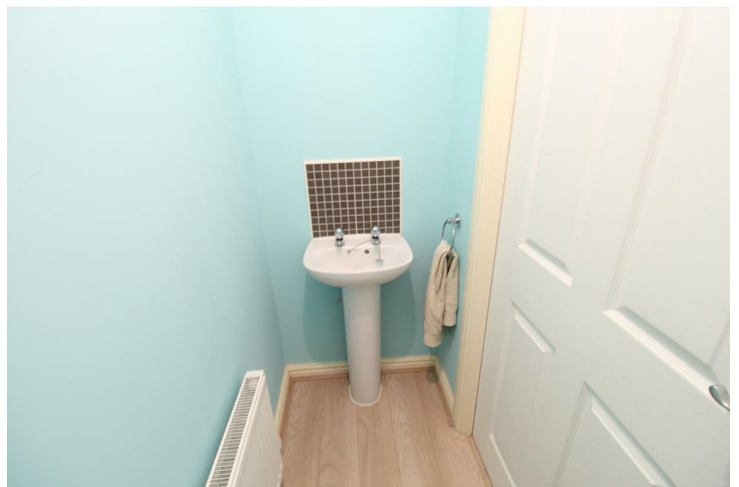
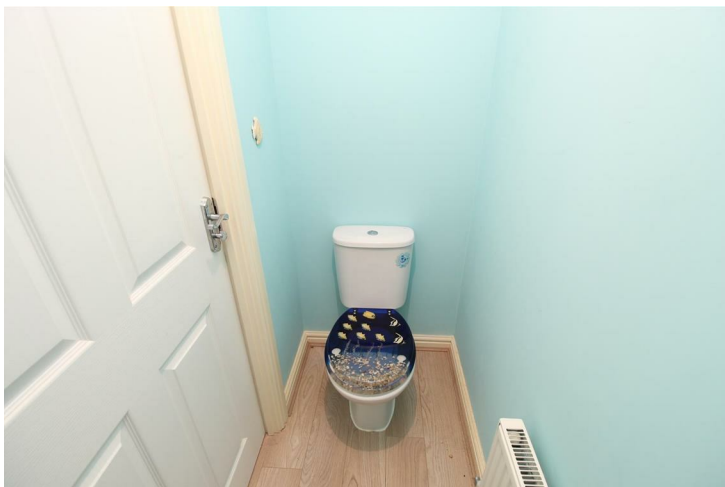
DINING KITCHEN 14'11" x 12'6"

This impressive open plan dining kitchen is fitted with a range of wood effect wall and base units with complementary black laminate worktops. There is a homely feel to this space which really makes it the heart of this beautiful home. Appliances within the kitchen include a stainless steel sink and drainer with mixer tap over, electric dual oven, four ring gas hob with extractor fan overhead along with an integrated fridge/freezer, dishwasher and washing machine. There is ample space for a dining table and chairs and patio doors provide this room with lots of natural light and open up the garden to extend the space for entertaining and social gatherings alike. A built in side board with base units provide the room with further storage and a rear facing window has a pleasant outlook across the garden. Wood effect flooring completes this room and a door leads through to the entrance hallway.



DOWNSTAIRS W.C 2'8" x 6'0"

This useful W.C is located on the ground floor and comprises of a white two piece suite including a pedestal hand wash basin and a low rise W.C. Brown ceramic tiles provide a splash back for the hand wash basin which complement the tasteful decor. There is a central ceiling light, wood effect laminate flooring and a door leads to the entrance hallway.



FIRST FLOOR LANDING 16'0" x 6'6"

Stairs ascend from the entrance hall to the first floor landing that has a front facing window that floods natural light in. A cupboard provides excellent storage for linen and towels and is home of the water tank and doors lead through to the lounge, third bedroom and house bathroom. A staircase continues to take you to the second floor landing.

LOUNGE 13'5" x 14'11"

This well presented living room is located to the rear of the property and benefits from a set of french doors with Juliette balcony that has superb views across the garden and neighbouring fields. This room has ample space for large pieces of living room furniture and is completed with dual pendant lighting to the ceiling and neutral decor to the walls. A door leads back through to the landing.



BEDROOM THREE 8'2" x 10'3"

Positioned to the front of the property is this well proportioned bedroom which could accommodate a double bed and freestanding furniture if desired. There is tasteful decor to the walls, a front elevation window that fills the room with light and a door that leads through to the landing.



HOUSE BATHROOM 5'6" x 8'1"

Located on the first floor is this lovely house bathroom which comprises of a three piece suite including a bath, pedestal hand wash basin, and a low rise W.C. The bathroom is partially tiled with dark ceramic tiles and a door leads through to the landing.



SECOND FLOOR LANDING 6'3" x 7'10"

A staircase ascends from the first floor landing to the second floor landing where there is loft access via hatch with pull down ladder and doors to three bedrooms.

MASTER BEDROOM 11'4" x 14'2" inc wardrobes

A fantastic double bedroom that has an abundance of space for freestanding bedroom furniture alongside a bank of mirror fronted wardrobes. Found to the front of the property, the room benefits from a front facing window that provides a lovely outlook over the countryside and nearby rooftops. Doors lead to the en-suite and first floor landing.



EN-SUITE 5'11" x 6'0"

Neatly tucked away off the master bedroom is this superb en-suite which comprises of a white three piece including a shower cubicle with glass door, pedestal hand wash basin and a low rise w.c. The room is partially tiled with dark ceramic tiles and a front facing obscure glazed window provides natural light. A door leads through to the bedroom.



BEDROOM TWO 8'4" x 13'5" max

This well proportioned double bedroom is located on the second floor and boasts far reaching views across fields, farmland and Emley Moor through its rear facing window. A bank of white wardrobes sit to one wall and there is ample space for further freestanding items of furniture. There is neutral decor to the walls and a door that leads through to the landing.



BEDROOM FOUR 6'4" x 10'1" max

This versatile fourth bedroom is located on the second floor, to the rear of the property and boasts similar views to bedroom two through its window. Currently used as a single bedroom, this space could accommodate a double bed if desired. There is tasteful decor to the walls and a door that leads through to the landing.



INTEGRAL GARAGE

The property benefits from an integral garage which can be accessed via an internal door located in the entrance hallway or externally via an electric door. The garage is fitted with wall and base units and complementary worksurfaces making it a perfect workshop for those who require one. There is also power, light and a CCTV system.

FRONT AND REAR

To the front of the property, a low maintenance grass lawn sits in front of the property adding a splash of colour to the frontage and a driveway adjoins providing off road parking for multiple vehicles and sits in front of the integral garage.

To the rear there is a fantastic, enclosed garden that backs on to neighbouring fields. A slate chipped patio adjoins the property and provides the perfect setting for alfresco dining courtesy of the french doors that open out from the kitchen. Steps lead down to an artificial grass lawn perfect for garden furniture and is enclosed by a boundary wooden fence.



LEASEHOLD

This property is leasehold with an annual ground rent of £100. The maintenance fees for the upkeep of the development are approximately £160 per year.

SOLAR PANELS

The property benefits from the addition of a solar PV system which produces around 4,000 kWh of electricity per year and generates over £1,400 per year through the Feed In Tariff. This payment will be transferred to the new owner subject to agreed sale price.

~ 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.

~ Agent 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.

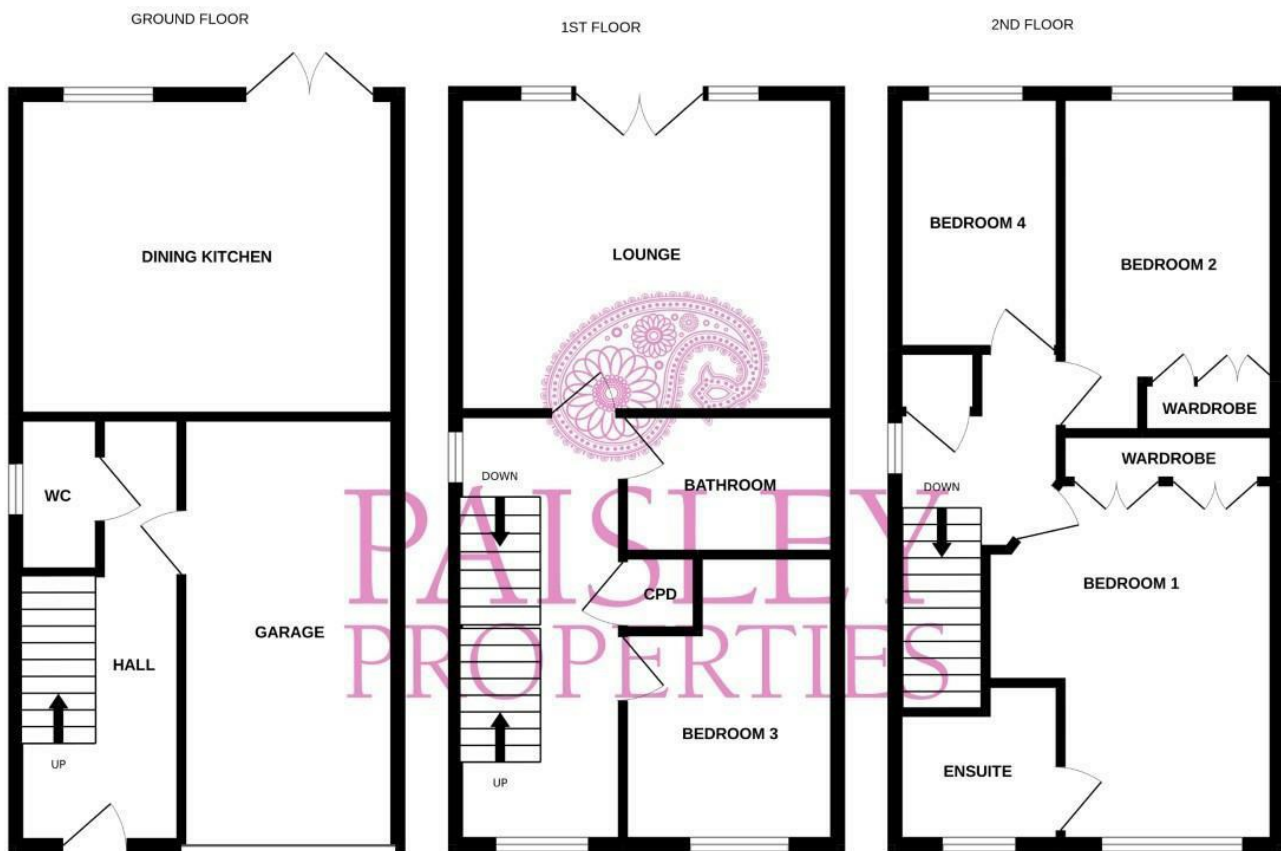
~ Paisley Mortgages ~

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 to arrange an appointment.

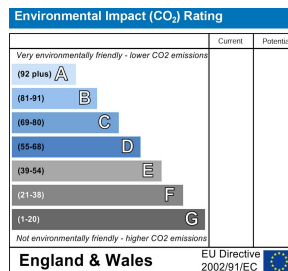
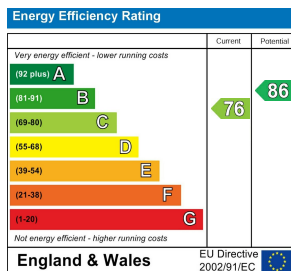
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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