

87 Huddersfield Road,
Skelmanthorpe HD8 9AR

OFFERS AROUND
£430,000



****NO ONWARD CHAIN** THIS SUPERB DETACHED THREE BEDROOM TRUE BUNGALOW BOASTS NEUTRAL DECOR AND SPACIOUS ROOM SIZES. EXTERNALLY THE PROPERTY SITS ON A GENEROUS PLOT WITH DRIVEWAY PARKING AND A DETACHED DOUBLE GARAGE.**

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 21'9" apx x 5'6" apx



You enter the property through a mahogany effect uPVC door with a decorative stained glass panel into a fabulous welcoming entrance hallway which has wood effect laminate flooring underfoot. There is ample space for items of furniture and a decorative ceiling rose with a brass effect chandelier. A hatch gives access to the loft and doors lead to the lounge, kitchen, three bedrooms and house bathroom.

LOUNGE 11'0" apx x 23'9" into bay max



Located to the front of the property and enjoying stunning views over the countryside towards Emley Moor Mast from its generous bay window, this spacious lounge has decorative coving, ceiling roses complete with brass light fittings and matching wall light which illuminate the room beautifully. An electric fire sits on a polished cream marble surround creating a lovely focal point in the room and there is ample space to accommodate items of lounge furniture. A set of double doors with glazed panels open to the hallway.

KITCHEN 10'11" apx x 12'0" apx



This modern kitchen is fitted with a range of timber shaker style base and wall units, black granite worktops and up stands, beige tiled splashbacks and a one and a half bowl stainless steel sink and drainer with a mixer tap. Integrated appliances include a dishwasher and a tall fridge freezer. There are spaces and plumbing for a washing machine and tumble dryer too. Cooking facilities comprise a five burner gas hob with a stainless steel extractor fan over, a double electric fan oven and an integrated microwave. There is oak effect laminate flooring running under foot and a central spotlight fitting and under cabinet lighting. A side facing window allows natural light to enter. A door leads through to the hallway and a large archway leads through to the dining room and snug.

DINING ROOM/SNUG 9'1" apx x 19'10" apx



This fabulous versatile space is currently used as a dining room and snug by the current vendors. Beautifully light and airy courtesy of windows to dual aspects and also a set of French doors which open out to the garden, this great room is neutrally decorated with oak effect laminate flooring running under foot. Two decorative ceiling roses with satin brass effect light fittings light the space well. A large archway leads through to the kitchen.

BEDROOM ONE 12'2" apx into alcoves x 10'11" apx



This generous bedroom benefits from dual aspect windows allowing natural light to enter. There is ample space to accommodate freestanding items of bedroom furniture. A door leads to the entrance hallway.

BEDROOM TWO 10'11" apx x 11'6" apx



This good size bedroom has a side facing window, neutral décor and a decorative ceiling rose with a brass effect light fitting. There is ample space to accommodate freestanding bedroom furniture. A door leads to the entrance hallway.

BEDROOM THREE 10'10" apx x 11'5" apx



Positioned to the front of the property with a fabulous bay window showcasing panoramic views across to Emley Moor mast, this good size bedroom has neutral décor again with a decorative ceiling rose with brass light fitting and carpet underfoot. A door leads to the entrance hallway.

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



This modern bathroom is fitted with a range of oak effect vanity furniture with a mottled laminate top, cupboards for storage, an integrated white porcelain hand wash basin with chrome taps and a concealed cistern WC alongside a bath with mixer taps and a thermostatic mixer shower over with a protective glass screen. The walls are fully tiled with beige tiles with a mosaic border and contrasting beige ceramic floor tiles under foot. A PVC panelled ceiling with spotlights, a large mirrored cabinet and a chrome heated towel radiator complete the room. A door leads to the entrance hallway.

GARAGE 16'10" apx x 18'4" apx



This superb detached garage has an electric up and over door, light and power and a side facing window and personnel door leading out to the garden.

GARDENS & PARKING



To the front of the property is a gated tarmaced driveway which opens out to an extended parking area and continues down the side of the property to the garage and rear garden which is paved creating a low maintenance space. The front garden has a well-maintained lawn with established shrubs to the perimeter and far reaching countryside views beyond.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural modifications made to the property (underpinning) and the relevant paperwork is available. The property has been extended and the relevant planning permission and building regulations are available.

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
Heating Source - Mains Gas
Broadband - Suggested speeds up to 100 Mbps

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

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

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.

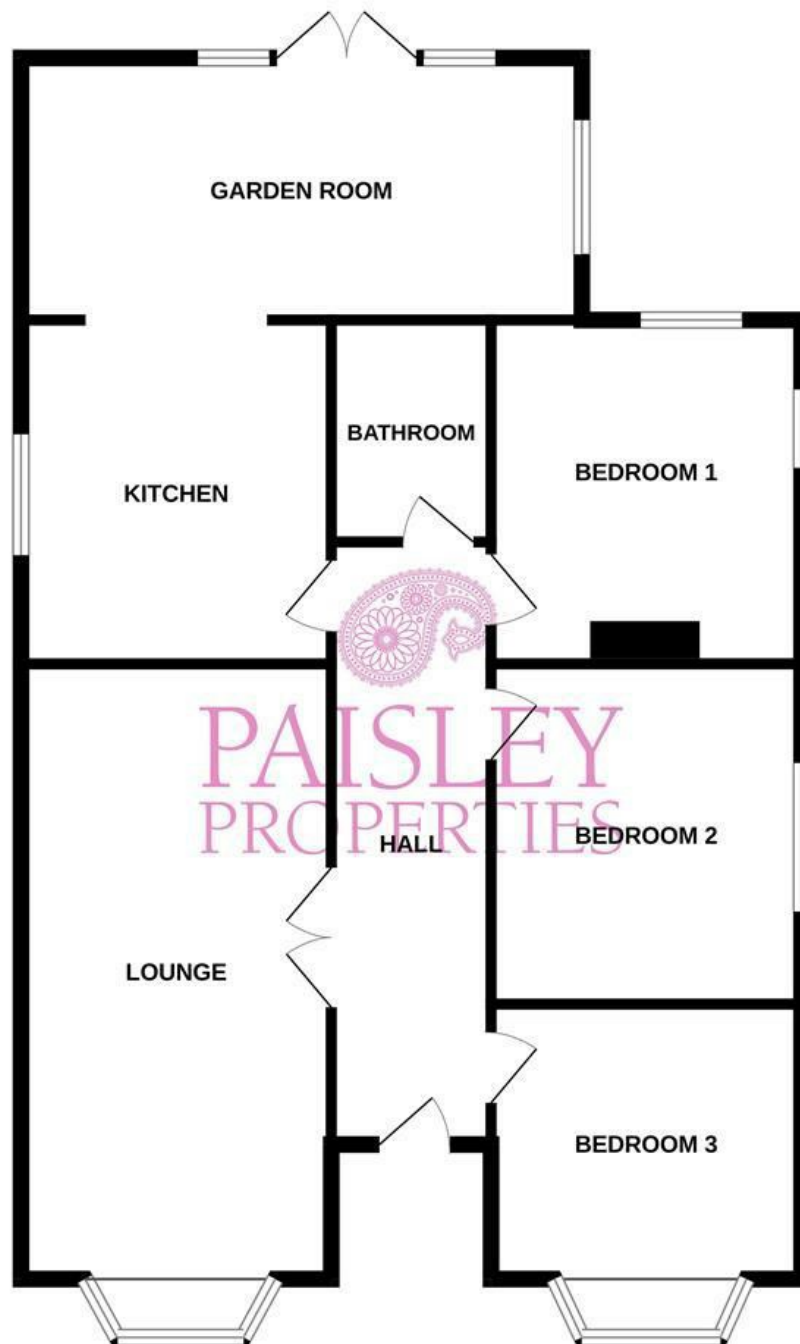
PAISLEY MORTGAGES

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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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 60 | 71 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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