

8 Brambles Court,  
Skelmanthorpe HD8 9XT

OFFERS AROUND  
£325,000



**\*\*NO CHAIN\*\*** TUCKED AWAY WITHIN THE NEW BRAMBLES DEVELOPMENT IN SKELMANTHORPE, THIS WONDERFULLY PRESENTED THREE BEDROOM STONE BUILT MEWS PROPERTY BOASTS SPACIOUS ACCOMMODATION OVER THREE FLOORS, HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT, OFF ROAD PARKING AND ENCLOSED GARDEN TO THE REAR.

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

PAISLEY  
PROPERTIES

### **ENTRANCE 19'5" x 8'10" max**

You enter the property through a part glazed grey composite door into this very welcoming entrance hallway which has plenty of space to remove outdoor coats and shoes on arrival. There is practical tiled flooring and doors lead to the garage, WC, storage area and utility room. Stairs ascend to the first floor landing.



### **DOWNSTAIRS W.C. 3'9" x 5'8" approx**

Positioned off the entrance hallway, this handy cloakroom is fitted with a white concealed unit WC and vanity hand wash basin with mixer tap over. The room is tastefully decorated, there is spot lighting to the ceiling and a continuation of the white tiled flooring from the hallway.

### **STORAGE 15'1" x 2'11" approx**

This excellent storage space is ideal for coats, shoes and household items. A door leads to the utility room.



### **UTILITY ROOM 10'11" x 5'10"**

The utility room is fitted with light grey shaker style base units, complimentary work surfaces with matching up-stands and a sink and drainer with mixer tap over. There is space/plumbing for a washing machine and tumble drier, tiled flooring and spot lights to the ceiling. Doors lead to the entrance hallway and storage area.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has doors to the lounge, dining kitchen and WC. A further staircase rises to the second floor landing.



### **LOUNGE 15'1" x 13'0" approx**

Spanning the width of the property, this fabulous living area is the perfect place to sit and relax with loved ones and enjoys a charming feature balcony adding a touch of character to the property. There is ample space for freestanding furniture, attractive decor, a front facing window and a door leads to the landing.



### **DINING KITCHEN 15'1" x 9'3" approx**

Situated to the rear of the property, this trendy dining kitchen is fitted with a range of quality grey matte wall and base units, slate effect roll top work surfaces with matching up-stands, glass splash back to the hob and a one and a half bowl Franke sink and drainer with mixer tap over. Integrated appliances include an AMG electric double oven, five ring gas hob with concealed extractor fan over, fridge freezer and dishwasher. There is a good amount of space for a family dining table and chairs and a rear facing window overlooks the pretty garden. Spot lights and tiled flooring complete the room and patio doors open onto the garden. A further doors leads to the second floor landing.



### **W.C. 3'7" x 6'5" approx**

Another useful WC which is fitted with a white concealed unit WC and vanity hand wash basin with mixer tap over. The room is partially tiled with neutral white wall tiles, there is complimentary light grey tiled flooring and spot lights to the ceiling. A door leads to the landing.



### **SECOND FLOOR LANDING**

Stairs ascend from the first floor to the second floor landing which has a side facing obscure glazed window and doors to the three bedrooms and house bathroom. A loft hatch provides access into the loft space.



### **BEDROOM ONE 15'1" x 9'3" approx**

Positioned to the rear of the property, this beautifully presented double bedroom is bursting with natural light and is tastefully decorated throughout. There is lots of space for bedroom items and a handy dressing area provides the perfect place for a wardrobe and/or drawers. Doors lead to the en-suite and landing.



### **EN-SUITE 5'10" x 5'6" approx**

Fitted with a stylish three piece white suite including a corner shower cubicle with rainfall style shower and handheld attachment, vanity hand wash basin with mixer tap over and concealed unit WC. The walls are part tiled with neutral grey tiles, there is white tiled flooring and a rear facing obscure glazed window floods the room with light. There is a chrome heated towel rail, spot lights and a door to the bedroom.



### **BEDROOM TWO 9'3" 10'7" approx**

Another fantastic double bedroom this time situated to the front of the property with copious amounts of space for bedroom items. There is neutral decor, a front facing window and a door to the landing.



### **BEDROOM THREE 5'5" x 13'0" approx**

This charming single bedroom could alternatively make a great nursery, hobby room or office for those who work from home. There is a front facing window providing an outlook over the quiet cul-de-sac and neutral decor throughout. A door leads to the landing.



### **HOUSE BATHROOM 5'8" x 6'9" approx**

The bathroom is fitted with an elegant three piece white suite including a bath with dual shower over and glazed screen, wall mounted vanity hand wash basin with mixer tap and concealed unit WC. The lower part of the walls are tiled with modern grey tiles, there is white tiled flooring and spot lighting. A door leads to the landing.



### **REAR GARDEN**

To the rear of the property there is a superb enclosed south facing garden which is mainly laid to lawn and wraps around the side of the property. A stone patio adjoins the property allowing for al-fresco dining and entertaining and a path with stone steps leads down to the side gate allowing access to the front garden. There are also two outdoor taps, one to the rear and the other to the side and an external power supply.



### **FRONT, GARAGE & PARKING**

To the front of the property there is an open lawned garden, raised flowerbed and bin storage. A block paved driveway leads up to an integral single garage which has an electric door, power, light and electric car charging point.

Garage measures - 5.96m x 2.90m apx



### **ADDITIONAL PROPERTY INFORMATION**

Ring doorbell system included  
Hive heating system throughout  
Oak doors throughout  
All upgraded carpets

**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.

**MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NA

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, BAND D

PROPERTY CONSTRUCTION: STANDARD CONSTRUCTION

PARKING: DRIVEWAY TO THE FRONT

UTILITIES:

\*Water supply & Sewerage- TBC

\*Electricity & Gas Supply - TBC

\*Heating Source - TBC

\*Broadband & Mobile - TBC

BUILDING SAFETY:-

RIGHTS AND RESTRICTIONS: TBC

FLOOD & EROSION RISK: TBC

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: TBC

PROPERTY ACCESIBILITY & ADAPTATIONS: TBC

COAL AND MINEFIELD AREA: TBC

**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.

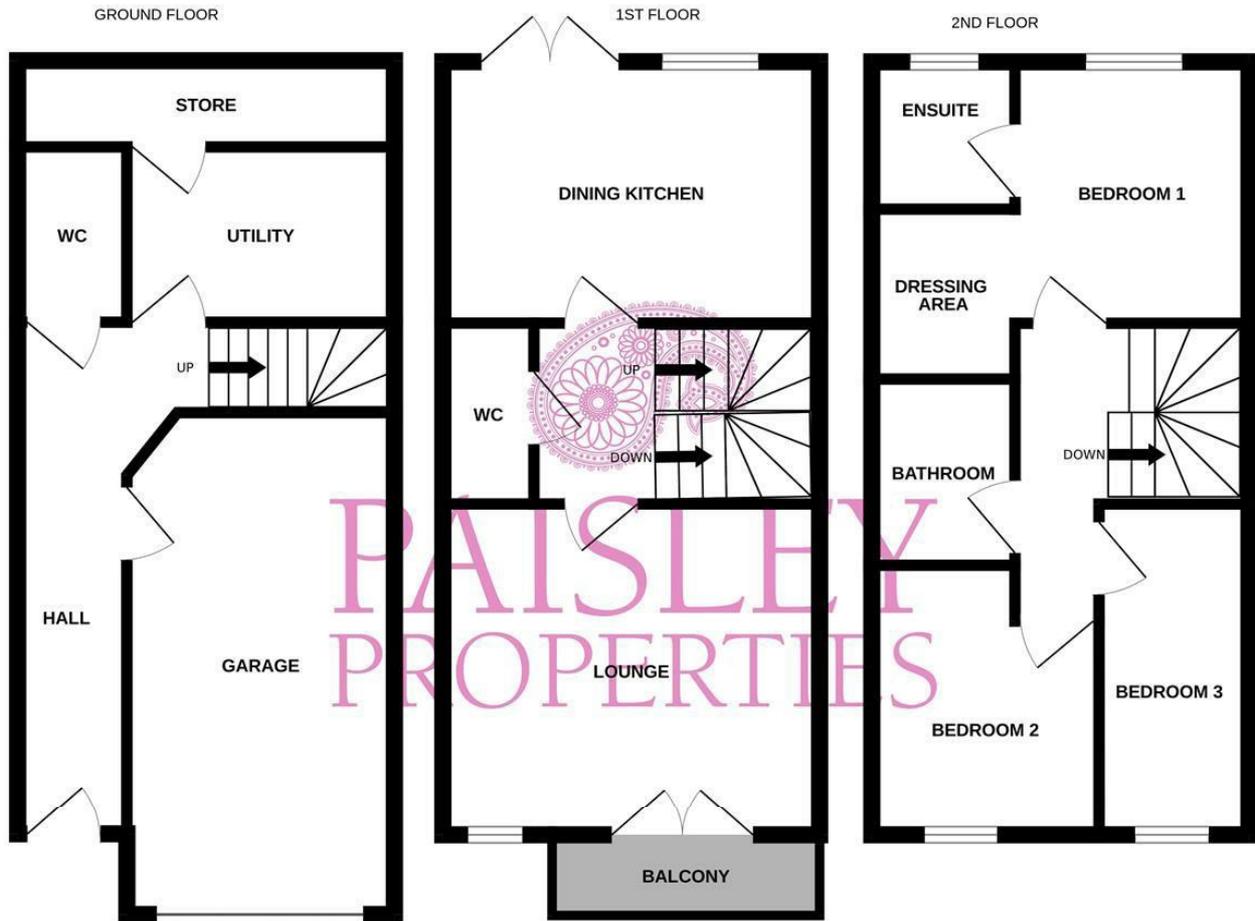
**PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

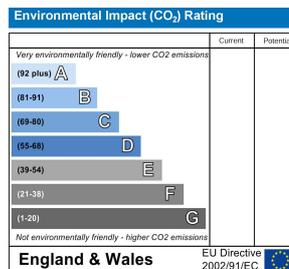
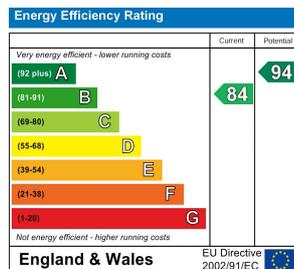
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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](mailto: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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