

3 Ponker Nook Lane,
Skelmanthorpe HD8 9AJ

OFFERS AROUND
£250,000



A FANTASTIC WELL MAINTAINED THREE BEDROOM SEMI-DETACHED HOUSE IN A VILLAGE LOCATION OVERLOOKING THE CRICKET PITCH. IT BENEFITS FROM A PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 5'2" apx x 6'10" apx max

You enter the property through a part glazed uPVC door into a welcoming entrance hallway with practical wood effect flooring underfoot and a carpeted staircase ascending to the first floor. There is ample space to remove and store outdoor clothing on arrival. A door leads to the living room.



LIVING ROOM 23'9" apx x 12'5" apx max

Spanning the full depth of the property and flooded with natural light from a front facing window and a set of French doors which lead out to the garden, this fabulous living room has ample space for both lounge and dining furniture. A gas stove sits on a stone hearth with a colourful tiled surround making a focal point in the lounge area. There are black metal light fittings and a wall light too which light the room beautifully. Doors lead to the entrance hallway and kitchen.



KITCHEN 8'9" apx x 7'6" apx max

This modern kitchen sits to the rear of the property and enjoys views of the garden from its window. It is fitted with a range of limed oak base and wall units with under cupboard lighting, beige laminate worktops, mosaic tiled splashbacks and a cream composite single bowl sink and drainer with mixer tap. Appliances include a freestanding white gas cooker and an under counter fridge. To one corner of the room is nestled a spacious understairs cupboard which is used as a walk in pantry. There is vinyl flooring underfoot and a striplight to the ceiling. Doors lead to the living room and step down to the utility room.



UTILITY ROOM 9'10" apx x 7'5" apx max

Located just off the kitchen and to the rear of the property, having a part glazed uPVC door leading to the rear garden and a window allowing natural light in too, this practical utility room is fitted with white units, grey laminate worktops and a single bowl stainless steel sink with mixer tap. There is space and plumbing for a washing machine and a tumble dryer or freezer. Monochrome vinyl flooring runs underfoot. Doors lead to the kitchen and garage.



FIRST FLOOR LANDING 11'6" apx x 6'0" apx max

A carpeted staircase with a white painted balustrade ascends from the entrance hallway to the first floor landing which is light and airy having a side facing window. A hatch gives access to the loft and a cupboard over the stairs houses the property's hot water cylinder. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 13'4" apx x 9'3" apx max

Enjoying views over the village cricket pitch from its window, this neutrally decorated double bedroom has mirror sliding wardrobes providing copious amounts of storage and has ample space for further items of bedroom furniture. There are wall lights to one wall. A door leads to the landing.



BEDROOM TWO 9'3" apx x 10'7" apx max

This second double bedroom is located to the rear of the property and enjoys far reaching views from its window. There is ample space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 6'0" apx x 6'5" apx max

A third, single bedroom can be found to the front of the property enjoying views over the cricket pitch from its window. This is used as a home office by the current owners. A door leads to the landing.



HOUSE BATHROOM 6'2" apx x 5'5" apx max

This contemporary bathroom is fitted with a three piece white suite comprising of a pedestal hand wash basin with chrome taps, a low level WC and a bath with an electric shower over. A mirror and a light sit over the wash basin and there is a white heated towel rail. Vinyl flooring runs underfoot and a flush light fitting completes the room. An obscure window allows natural light to enter and a door leads to the landing.



EXTERIOR

To the front of the property is an open garden with a driveway which leads to a single garage with an up and over door, light and power. An enclosed rear garden sits to the rear which has hedges to the perimeter, a patio area, lawn and planted borders. There is a garden shed for storage.



VIEWS



MATERIAL INFORMATION

TENURE:

Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property.

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

There are no known structural defects to the property

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 1000 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.

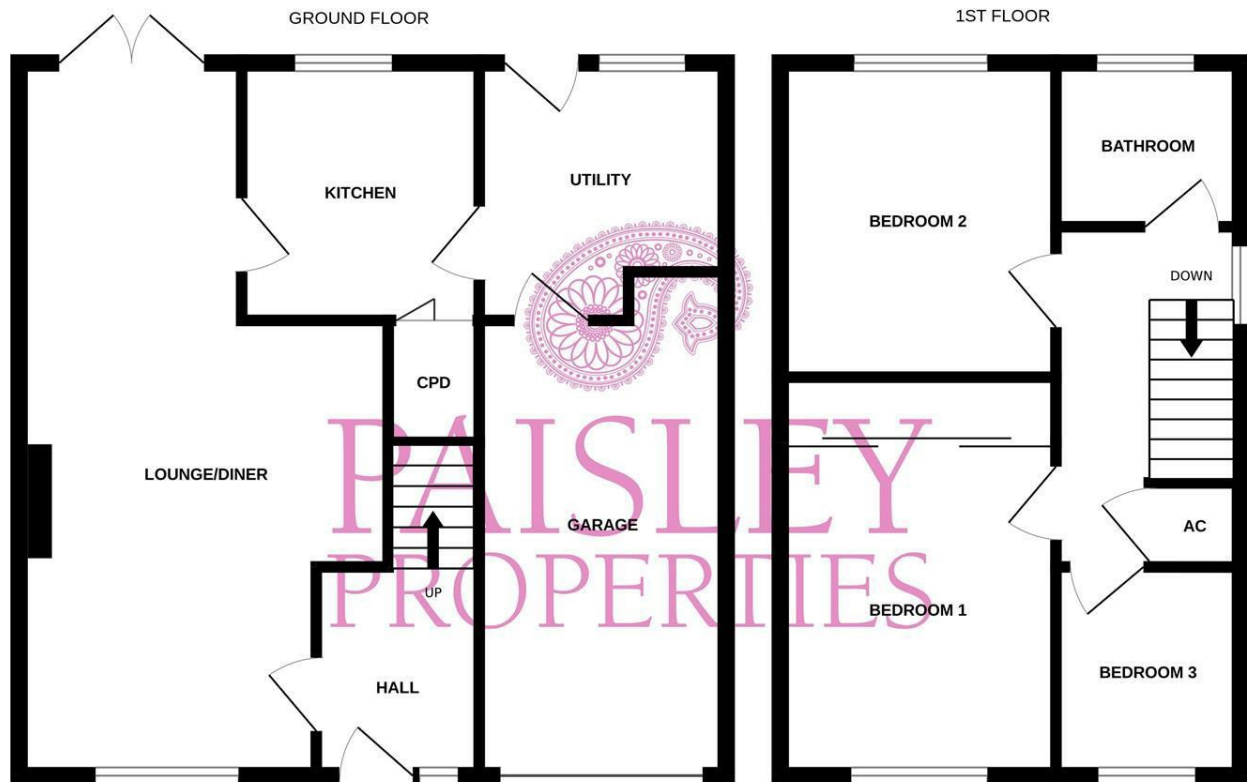
PAISLEY MORTGAGES

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. *

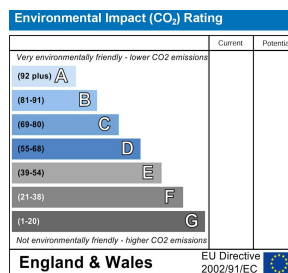
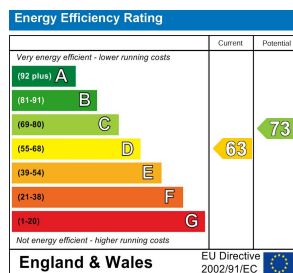
PAISLEY SURVEYORS

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.

Made with Metropix ©2025



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

PAISLEY
PROPERTIES