

30 Spencer Street,
Skelmanthorpe HD8 9BE

OFFERS AROUND
£195,000



THIS SUPERB THREE BEDROOM END TERRACE PROPERTY HAS EXTENSIVE GARDENS TO THE FRONT, PARKING FOR TWO AT THE REAR AND IS POSITIONED ON A QUIET BACK STREET CLOSE TO THE CENTRE OF SKELMANTHORPE.

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

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed uPVC door into a handy hallway which provides space to remove and store coats and shoes. A staircase ascends to the first floor landing and a door opens to the lounge.

LOUNGE 14'2" apx x 12'9" apx

This wonderful room offers plenty of space for a range of furniture and has an attractive stone feature fireplace which houses an electric fire. The stone work continues into one alcove creating a TV unit and to the other alcove there is space for free standing items. French patio doors open to the conservatory and further doors lead to the hall and dining kitchen.



CONSERVATORY 10'3" apx x 7'1" apx

A fantastic addition to the property this space has glazing to three sides with beautiful views over the gardens and village rooftops beyond. The space is extremely versatile and could accommodate sitting / dining room furniture, be a playroom or home office. There are French patio doors which open to the garden and further ones lead to the lounge.



DINING KITCHEN 16'4" apx x 8'4" apx

This good sized kitchen is fitted with wooden wall and base units, roll top work surfaces, tiled splash backs and a stainless steel sink and drainer. There is an integrated fridge and freezer, space for a freestanding cooker with concealed extractor fan over, alongside plumbing and space for a washing machine. To one end of the room there is space for a dining table and chairs and doors which lead to the cellar and lounge. A further uPVC external door leads out to the rear of the property.



CELLAR

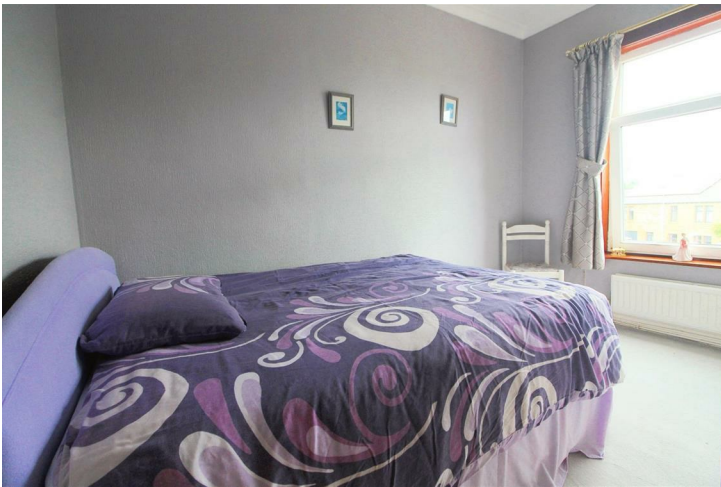
Stone steps lead down to a cellar which offers useful storage space.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where there are doors leading to the three bedrooms and house bathroom. There is also a ceiling hatch providing access into the loft space.

BEDROOM ONE 11'5" apx x 8'3" apx

Positioned to the rear of the property with a window overlooking Spencer Street this good sized double bedroom has a space for freestanding furniture. A door leads onto the landing.



BEDROOM TWO 11'2" apx x 6'11" apx

Bedrooms two and three were once one large master bedroom and have been divided into two rooms to suit the family's needs, however if desired, it could be easily changed back.

Bedroom two is a single room with fitted furniture, or alternative could be a double with the current fitted wardrobes removed. There is a front facing window which enjoys far reaching views over Skelmanthorpe and beyond and a door which leads to the landing.



BEDROOM THREE 8'3" (reducing to 5'2") x 8'0" apx

This charming single bedroom sits to the front of the property with the same superb views from its window. The room benefits from a built in wardrobe with hanging and shelf space and has a door leading to the landing.



BATHROOM 8'3" apx x 7'8" apx

This spacious bathroom is fitted with a four piece suite including bath, separate shower cubicle with electric shower, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled in decorative neutral tiles, has an obscure glazed uPVC rear facing window and door which leads to the landing.



FRONT GARDENS

The property boasts wonderful gardens to the front, the first being fully enclosed to the property and being laid to lawn with a garden path leading up to the front door.

The second garden sits just to the other side of a well maintained access lane and is large in size with lawn and flower bed borders. It would be easy to full enclose this space if required. The gardens are tucked away and private and are south facing making them a fantastic addition to the property.



REAR AND PARKING

Spencer Street runs to the rear of the property where there is vehicle access down to a private driveway suitable for two cars. There is also space to house a storage shed if needed. From here the rear door leads into the kitchen and a side access path leads down to the front and gardens.



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 MORTGAGES

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

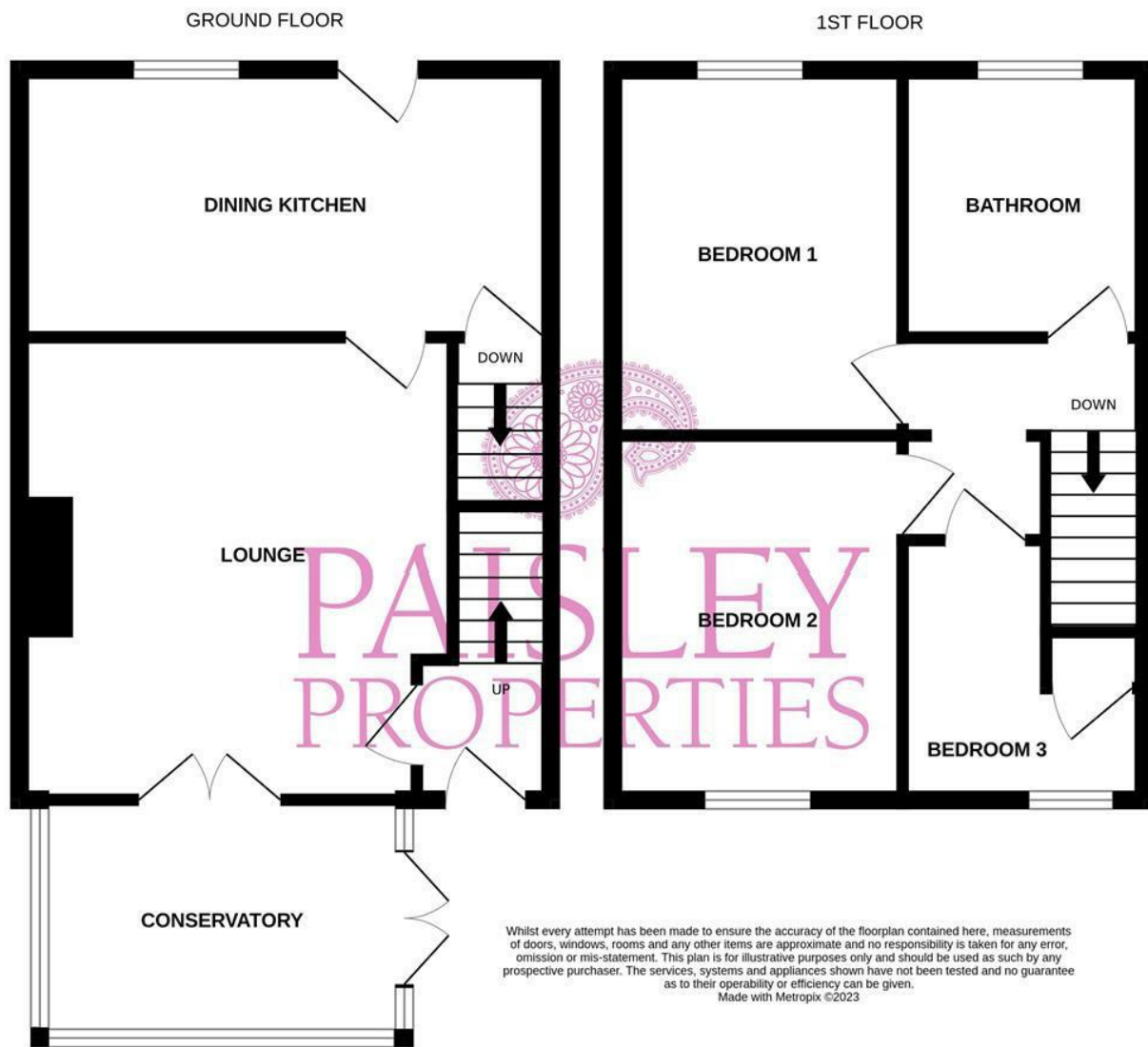
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

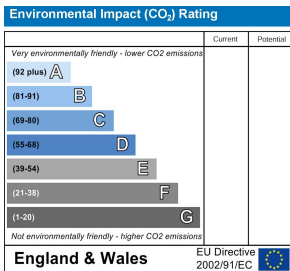
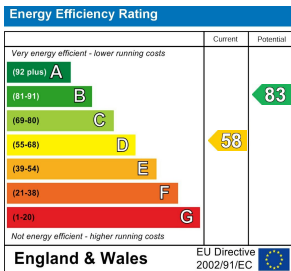
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY 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.



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