

18 Elm Street,
Skelmanthorpe HD8 9BH

OFFERS AROUND
£160,000



THIS GORGEOUS TWO BEDROOM TERRACED COTTAGE IS WELL PRESENTED
THROUGHOUT AND BENEFITS FROM CHARACTER FEATURES, A REAR DECKED
GARDEN AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

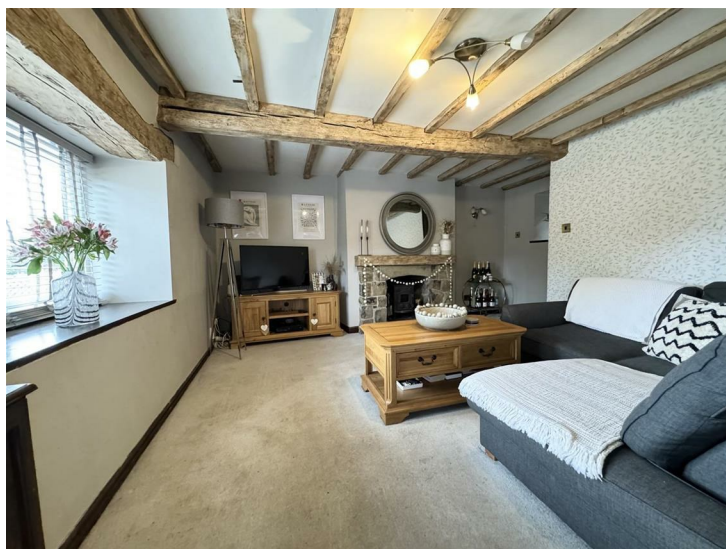
PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'1" apx x 4'2" apx max

You enter the property through a white uPVC door with a decorative stained glass panels into a lovely welcoming entrance porch with space to remove and store outdoor clothing on arrival. Black and white ceramic tiles run underfoot. A glazed door leads into the living room.

LIVING DINING KITCHEN 18'11" apx x 14'11" apx max

This gorgeous open plan living dining kitchen is simply oozing with character features having beams to the ceiling and a decorative cast iron stove in a stone fireplace as a focal point. Nestled to one side is a practical kitchen area which is fitted with a combination of cream and wood effect base and wall units with granite effect laminate worktops and upstands and a stainless steel sink and drainer with mixer tap. Cooking facilities comprise of an induction hob and an electric fan oven. There are spaces and plumbing for a washing machine and a tall fridge freezer. An alcove provides space for household items and a built in cupboard houses the property's central heating boiler. Ceramic tiles run underfoot in the kitchen area whilst the rest of the room is carpeted. Spotlights and under cabinet lighting illuminate the kitchen area and there is a satin chrome central fitting and a wall light to the living area. Windows to dual aspects allow natural light to enter. Doors lead to the entrance porch and the staircase to the first floor.





FIRST FLOOR LANDING 6'4" apx x 7'1" apx max

A carpeted staircase ascends from the living room to the first floor landing which is light and airy courtesy of a tall tilt and turn window which allows access out to the garden. Doors lead to the two bedrooms and shower room.

BEDROOM ONE 15'4" apx x 8'8" apx max

This stunning double bedroom spans the full depth of the property with windows to dual aspects allowing natural light to cascade in. There is ample space for freestanding bedroom furniture. The room is neutrally decorated with carpet running underfoot. A door leads to the landing.



BEDROOM TWO 10'0" apx x 8'11" apx max

This L-shaped bedroom is located to the front of the property with a window looking out over the street. It is used as a dressing room and home office by the current owners but could easily be a nursery or child's bedroom. The room is neutrally decorated with carpet underfoot. A door leads to the landing.



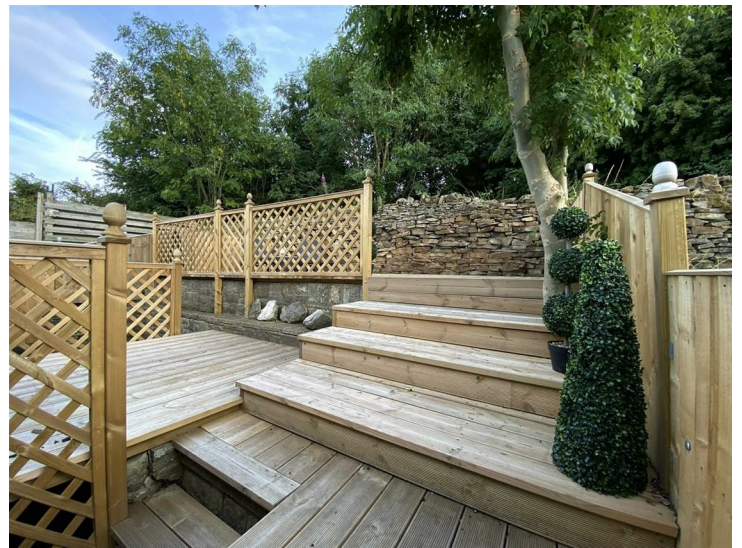
SHOWER ROOM 3'4" apx x 12'1" apx max

This contemporary shower room has been styled in keeping with the cottage feel and is fitted with a white pedestal wash basin with chrome and ceramic lever taps, a low level cistern WC and a double walk in shower enclosure with a rainfall shower. The walls are partially tiled with a combination of grey and white metro tiles and wood effect vinyl flooring runs underfoot. A chrome heated towel rail completes the room. An obscure window allows natural light to enter and a door leads to the landing.



REAR GARDEN

Accessed via an opening tall glazed panel on the landing, this rear garden space is on two levels and has been decked to make optimum use of the space on offer.



FRONT GARDEN

A set of stone steps lead up to the front of the property, where there is a low maintenance gravelled garden which is elevated from the road.

**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.

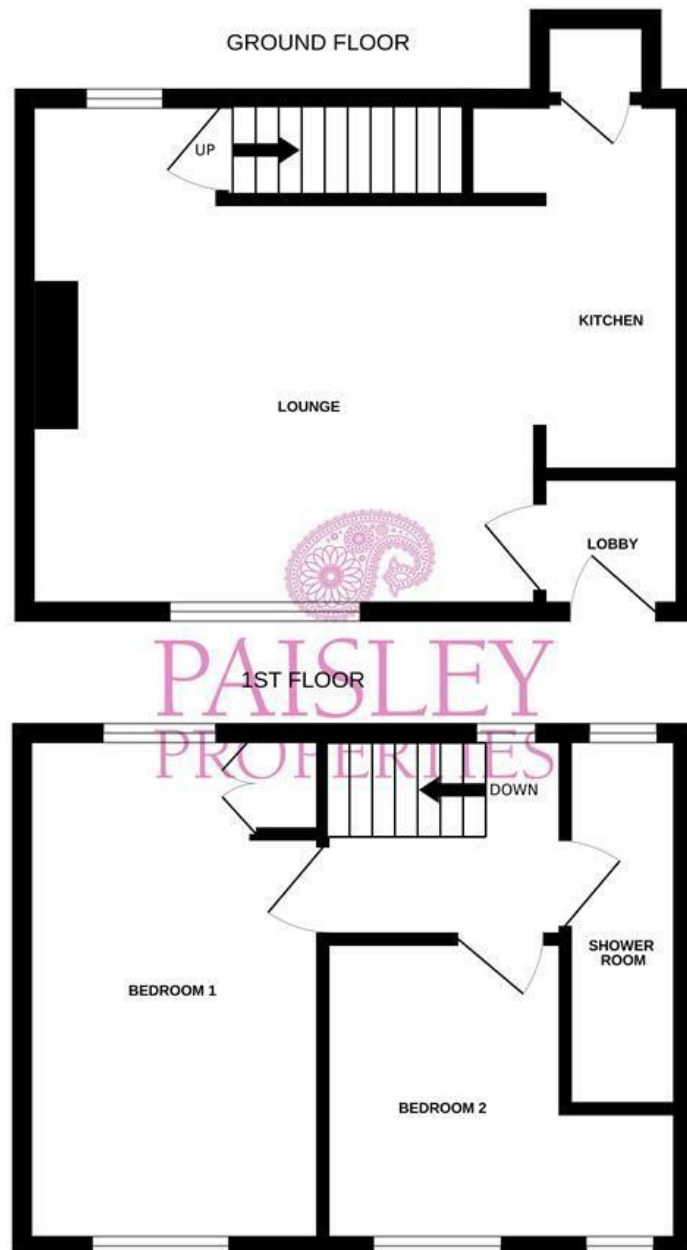
PAISLEY MORTGAGES

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		
	70	83
England & Wales	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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