

Plot 4 Off Heather Fold,
Skelmanthorpe HD8 9AR

OFFERS AROUND
£625,000



COMING SOON TO SKELMANTHORPE IS THIS EXCLUSIVE FOUR BEDROOM DETACHED HOME.

FREEHOLD / COUNCIL TAX BAND AND ENERGY RATING TO BE CONFIRMED UPON COMPLETION.

PAISLEY
PROPERTIES

PLOT FOUR SPECIFICATION

LIGHTING

Spot lights in the kitchen diner and bathrooms.
Pendants throughout the rest of the property.
Spots lighting throughout the house is an OPTIONAL EXTRA.

DOORS

Oak Veneer Cottage style

KITCHEN

Single oven and combination microwave oven.
Induction hob
Extractor
Dishwasher
Sink, drainer and mixer tap
Integrated fridge and freezer 50/50 split.
Cupboard colour choices available.
Laminate worktop, choices available.
Tiled splashback

OPTIONAL EXTRAS

Upgraded worktop.

BATHROOMS

Quality sanitary ware
Fully tiled en-suite
Partially tiled bathroom and W.C

UTILITY

Bank of fitted units, colour options available.

FLOORING

Carpet throughout
Laminate/vinyl in the kitchen, bathrooms and utility.

OPTIONAL EXTRAS

Upgraded floor coverings.

GARDENS

Turfed with patio area.

KITCHEN DESIGNS AND EXAMPLE FINISHES





UTILITY DESIGN AND EXAMPLE FINISHES



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 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.

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.



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		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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