

43 Baildon Way,
Skelmanthorpe HD8 9GY

OFFERS AROUND
£210,000



ENJOYING VIEWS OF EMLEY MOOR MAST, THIS FANTASTIC TWO BEDROOM END OF TERRACE PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT AND BENEFITS FROM NEUTRAL DECOR, MODERN FIXTURES AND FITTINGS AND A CHARMING ENCLOSED REAR GARDEN.

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'4" max x 5'4" max

You enter the property through a part glazed grey composite door into a welcoming entrance hallway which has plenty of space to remove your coats and shoes on arrival. There is practical laminate flooring underfoot, a door leads to the WC and a glazed door opens to the living dining room.

DOWNSTAIRS WC 2'9" x 5'4" max

Located off the entrance hallway, this room is fitted with a low level WC and wall mounted hand wash basin with separate hot and cold taps. There is a front facing obscure glazed window, a radiator, extractor fan and complimentary vinyl flooring flows in from the entrance hall.



LIVING DINING ROOM 25'7" x 11'7"

This impressive living dining room really is the heart of the home and is the perfect place to sit and enjoy quality time with loved ones. There is an abundance of space for freestanding furniture, a large front facing window floods the room with natural light and the room is tastefully decorated in soft neutral tones. A staircase rises to the first floor landing, doors lead to the entrance hallway, understairs cupboard and kitchen and patio doors open onto the charming rear garden.





UNDERSTAIRS CUPBOARD

Neatly utilising the understairs space, this handy cupboard has power for a fridge or freezer and has the alarm panel and fuse box to one side. This is the ideal space to store coats, shoes and other household items and currently there is a freezer in here which the owners are kindly leaving for prospective buyers.

KITCHEN 6'8" x 7'10" max

The kitchen is fitted with a range of wood effect wall and base units, marble effect roll top work surfaces, neutral tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include a fridge, electric oven, four ring gas hob and washing machine and the property's combination boiler is neatly housed in one of the corner cupboards. There are spot lights to the ceiling, under unit lighting, vinyl flooring and a rear facing window overlooks the peaceful garden. A door leads to the living dining room.



FIRST FLOOR LANDING

Stairs ascend from the living dining room to the first floor landing which has doors to the two bedrooms and house bathroom.

BEDROOM ONE 13'5" into bay x 10'11" max

Positioned to the front of the property, this superb double bedroom can easily accommodate a wealth of freestanding items and benefits from an over stairs cupboard providing excellent space for hanging clothes or storing household items. A beautiful front facing bay window overlooks the pleasant cul-de-sac, there is attractive decor and a loft hatch provides access into the loft space. A door leads to the landing.



BEDROOM TWO 14'4" x 9'5" max

Enjoying spectacular views over towards Emley Moor mast, this wonderful double bedroom is also decorated in nice neutral tones and has a large rear facing window allowing lots of light into the space. A door leads to the landing.



HOUSE BATHROOM 5'11" x 8'4" max

This stylish bathroom is fitted with a contemporary three piece white suite including a bath with shower over and glazed screen, low level WC and wall mounted hand wash basin with mixer tap over. The walls are partially tiled, there is an extractor fan, a heated towel rail, spot lights to the ceiling and vinyl flooring completes the space. There is a front facing obscure glazed window making it light and airy and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a charming enclosed garden which has a square lawned area bordered with pebbles and a shed to the bottom of the garden. A patio adjoins the property allowing for outdoor dining and entertaining and the property also benefits from outdoor power sockets. A timber gate provides access to the ginnel leading to the front.



FRONT & PARKING

To the front of the property there are two off road parking spaces and a well stocked pebbled shrubbery which adds a beautiful splash of colour to the frontage. A path leads to the front door.

VIEW



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

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.

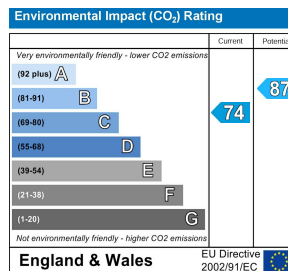
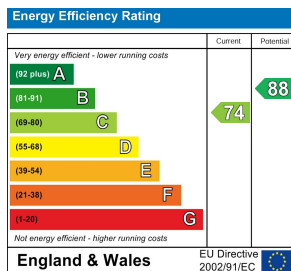
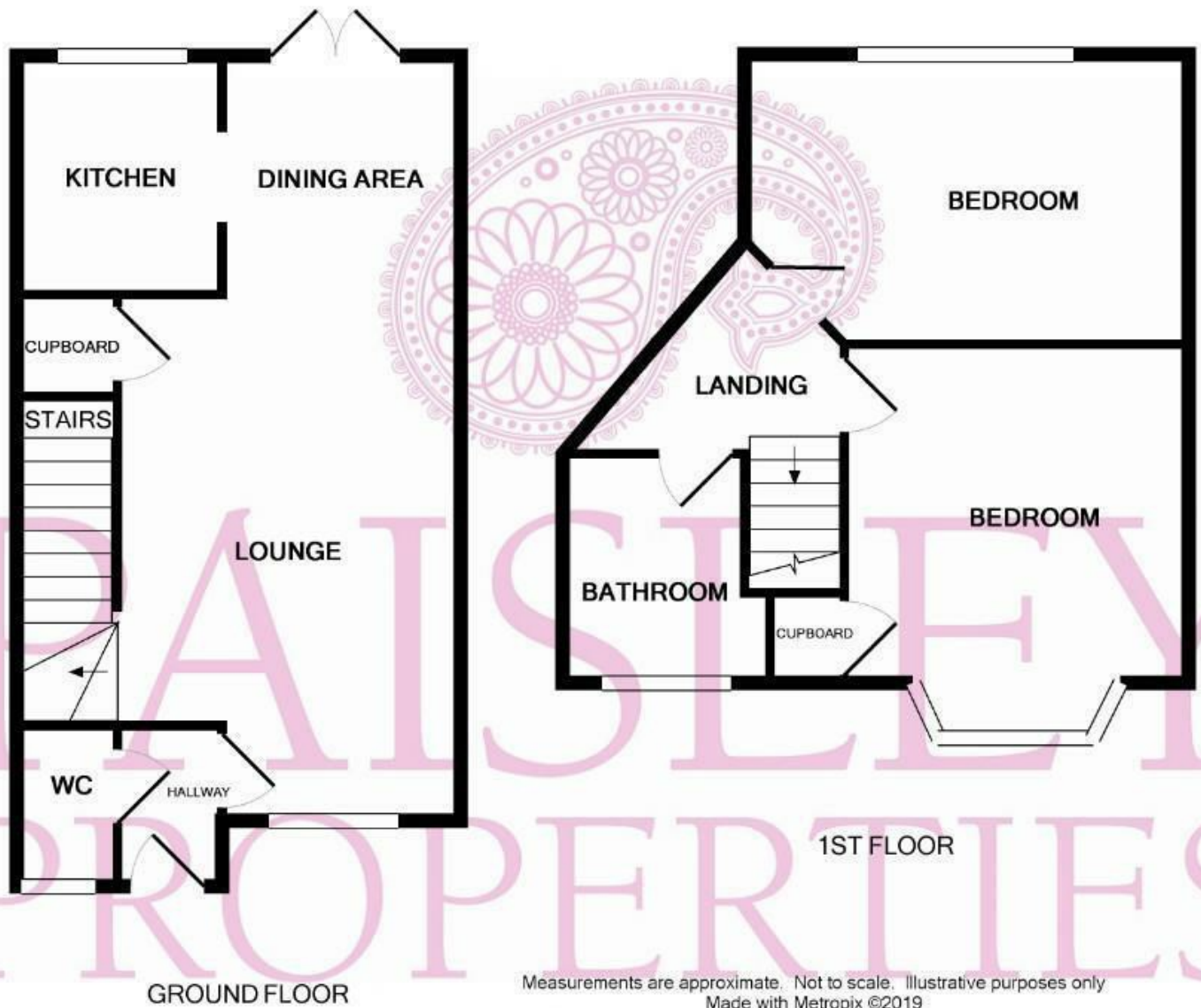
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Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage 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.



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

