

59A Station Road,
Skelmanthorpe HD8 9BA

£450,000



WE ARE HONoured TO BE SELLING THESE IMPRESSIVE THREE BEDROOM SEMI - DETACHED PROPERTIES FOR BAILE HOMES, UNIQUE IN THE GENEROSITY OF ROOM SIZES, BOASTING LANDSCAPED GARDENS, DRIVE AND GARAGE THEY ARE TUCKED AWAY IN A HIDDEN LOCATION CLOSE TO SKELMANTHORPE VILLAGE CENTRE.

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

PAISLEY
PROPERTIES

BAILE HOMES

WHO WE ARE:

We are a privately owned home building company with a passion for creating quality homes in great locations.

We are proud of our Wakefield base which is excellently placed to develop some of the best locations throughout Yorkshire and beyond. Our small, experienced team pay special attention to detail and ensure our high standards are maintained

All of our individually designed new homes feature high quality materials which are carefully sourced to suit our developments. A Baile Home will always be finished to a high standard to offer a modern living space with traditional values. We hope you enjoy living in our homes as we enjoy creating them.

DETAIL:

Every single Baile home is subject to exacting standards of workmanship with individually selected fixtures and finishes chosen to reflect the style and location of our developments.

FLEXIBLE:

We aren't restricted by mainstream convention, we'll tailor your home to complement the environment while upholding the highest standards.

ECOLOGICAL:

We only have one planet, we aim to improve it, not destroy it. If there's a more efficient way to achieve our standards, we'll find it.

PERSONABLE:

We're a small team, we're home owners too. We give you the service and quality we'd like to receive.

SOCIABLE:

We know that houses don't make homes, people do. We create spaces that encourage interaction.

OUR VISION:

To build you a home that you are proud to come home to...

SPECIFICATION

KITCHEN AND UTILITY

Fitted kitchen with a choice of door colours, laminate worktops and splashback, with a toughened glass splash back to the hob.

Quality brand integrated appliances: electric oven, built-in microwave, fridge / freezer, dishwasher, induction hob and extraction hood.

Utility rooms are pre-plumbed and wired for washer / dryers.

BATHROOM AND EN-SUITE

Beautiful, contemporary suites with Hansgrohe taps and shower fittings.

Two drawer vanity units in the main bathrooms and en-suite, as well as anthracite grey heated towel rails.

Porcelanosa ceramic tiles include the full height to the shower areas and flooring.

Buyer's can personalise their homes with a choice from our selected range.

We've paid close attention to the layout throughout these two semi-detached homes, creating a large kitchen / dining / living space on the ground floor and a separate lounge on the first floor for when you need a little extra tranquillity.

At the top of the house, you'll find even more peace with a master bedroom, dressing area and en-suite.

THE DETAILS

Die cast aluminium finish, low energy recessed LED downlights to the kitchen, dining / snug area, main bathroom, en-suite and master bedroom.

Shaver and electric toothbrush points to en-suite and bathroom.

Our homes are ready to move into with Sail White matt emulsion throughout, oak veneered doors with modern fixings and oak handrails to the staircase. A blank canvas for you add your individual style.

Double glazed PVCU windows and French doors.

External lighting to the front and rear of the property, plus external power supply.

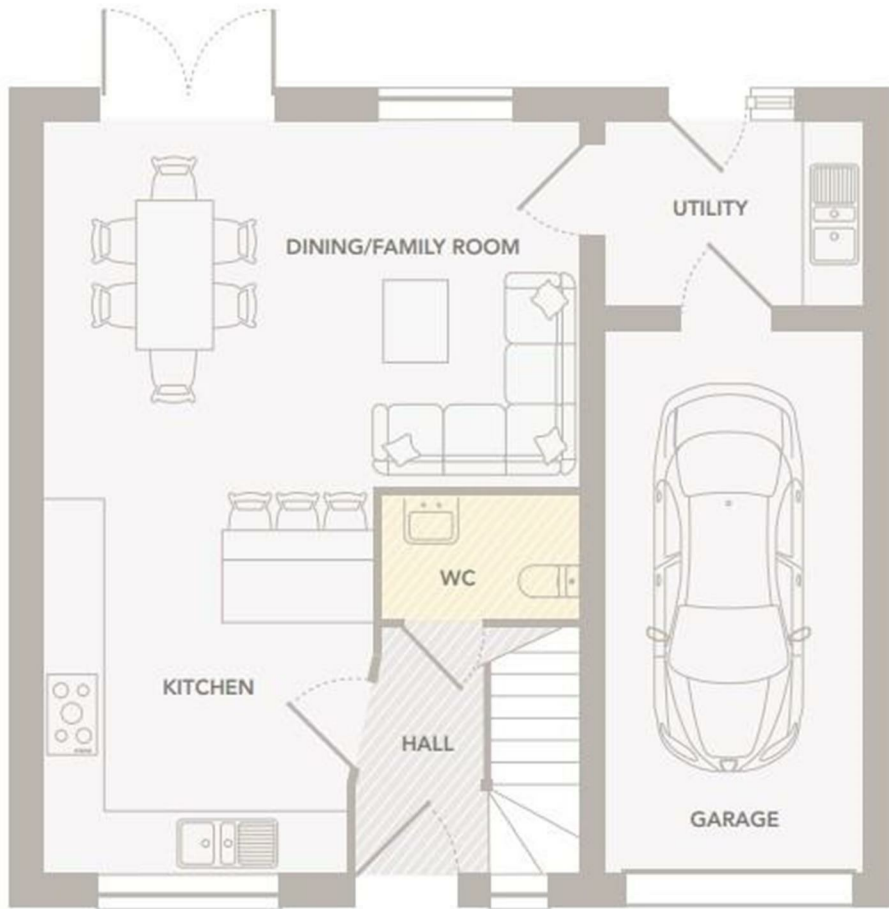
Landscaped, planted and turfed front and rear gardens, plus outdoor tap.

So you'll be nice and warm in your new Baile Home, we'll fit an Ideal Logic combination boiler and white radiators, throughout.

All Baile Homes come with an NHBC 10 year build-mark warranty and for extra peace of mind we are also covered by the Consumer Code of Home Builders.

GROUND FLOOR

PLOT 1



GROUND FLOOR

LIVING DINING KITCHEN AND UTILITY





FIRST FLOOR



FIRST FLOOR

LANDING



SECOND RECEPTION / FOURTH BEDROOM



BEDROOM TWO



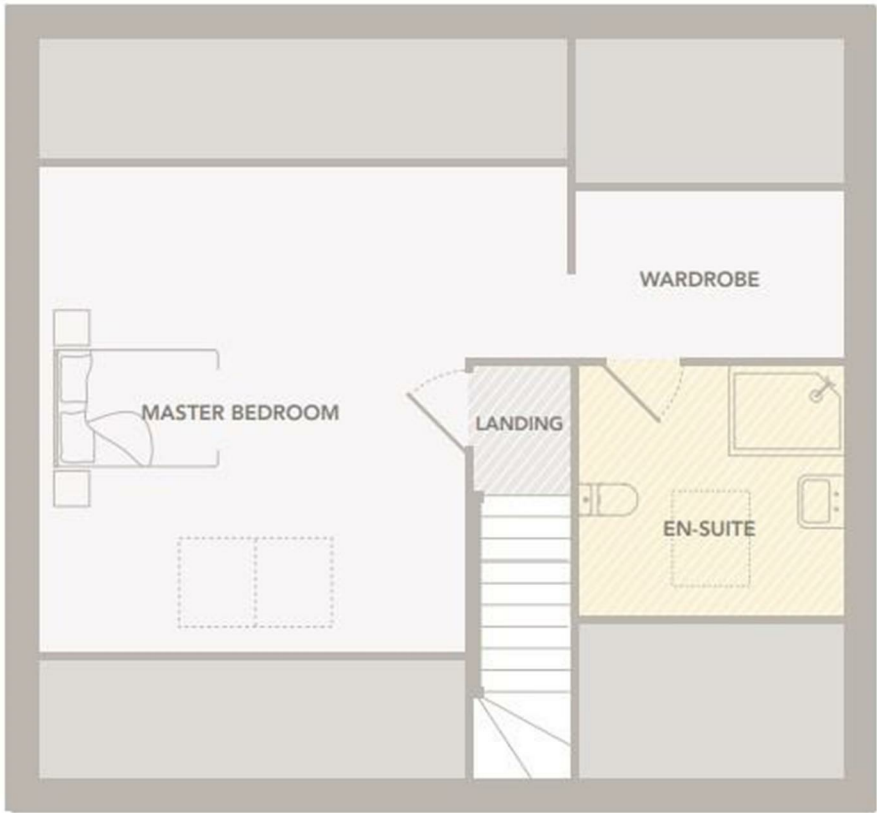
BEDROOM THREE



BATHROOM



SECOND FLOOR



SECOND FLOOR

MASTER SUITE



EN-SUITE



SITE





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.



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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