

158 Commercial Road,
Skelmanthorpe HD8 9DS

OFFERS AROUND
£290,000



THIS FULLY MODERNISED THREE BEDROOM, STONE BUILT SEMI DETACHED HOME HAS GENEROUS GARDENS TO THE FRONT AND REAR, OFF ROAD PARKING FOR MULTIPLE VEHICLES AND A SINGLE DETACHED GARAGE.

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

PAISLEY
PROPERTIES

NOTES:

The property has been fully rewired (with the exception of the third bedroom) has a new boiler fitted in 2022, has undergone a change of layout downstairs, been fitted with a new kitchen, bathroom, been fully re-carpeted, redecorated and boasts lovely new radiators, sockets, switches and hard wired smoke alarms.

ENTRANCE

You enter the property through a uPVC door into an entrance hall. There is a staircase which ascends to the first floor landing, parquet flooring, and an archway that opens into the living room.

LIVING DINING KITCHEN 22'3" max x 14'8" max

This impressive open plan room certainly does have the wow factor. To one end of the room there is a well proportioned living area, with plenty of space for sofas and chairs, alongside an attractive fireplace, with stone hearth and mantle, which houses a multi-fuel burning stove. Alcoves sit either side of the chimney breast, there is a front facing window with lovely views over the neighbouring fields and quality parquet flooring. The room opens to the dining kitchen.

The superb, modern kitchen is fitted with white wall and base units, complementing quartz work surfaces and matching upstands. There is a black hidden sink with black mixer tap over including an instant boiling water feature, built in double oven and microwave, induction hob, extractor fan, integrated washing machine and dishwasher, alongside space for a freestanding fridge freezer. The central island provides the perfect place for dining with space to accommodate bar stools to two sides. Spot lighting, parquet flooring and a rear facing window complete the room. Doors lead to the study and cellar.







STUDY 8'2" apx x 6'3" apx

A fantastic addition to the property, this versatile room would make a wonderful study, playroom, hobby room or snug. The parquet flooring continues through from the living area, there is a rear facing window, door leading back to the kitchen and a part glazed external door which opens onto the driveway.



CELLAR 8'11" max x 8'11" max

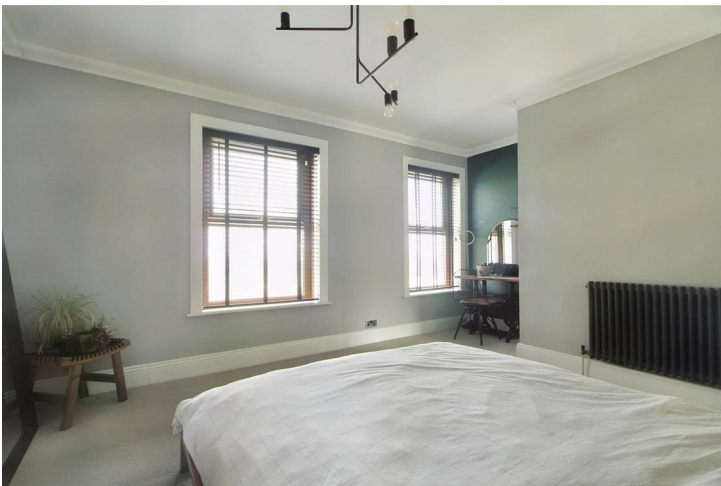
Stone steps lead down from the kitchen to the cellar which has light, power and an original stone slab table. This space provides useful additional storage.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the two bedrooms and bathroom. There is a handy storage cupboard and a second staircase ascends to the third bedroom.

MASTER BEDROOM 15'2" max (reducing to 11'2" apx x 12'0" apx

This large master bedroom offers ample space for a range of bedroom furniture and spans the full width of the property in parts. There are two front facing windows, both enjoying far reaching views of rolling countryside, characterful alcoves and a door which leads to the first floor landing.





BEDROOM TWO 9'10" apx x 7'0" plus wardrobes

Positioned to the rear of the property this good sized bedroom would accommodate a double bed and also boasts a full bank of fitted wardrobes. There is a rear facing window and door which leads onto the landing.

BATHROOM 9'1" max x 6'3" max

This luxurious bathroom comprises of a four piece suite including a contemporary double ended bath with floor standing contrasting black tap, a walk in shower cubicle with glazed screen and black shower fittings, a stylish circular hand wash basin which sits upon a vanity unit and a low level W.C. The room is fully tiled in decorative wall and floor tiles, there is a heated black towel rail, spot lighting, a rear facing window and a door which leads to the landing.



THIRD BEDROOM 14'5" max x 13'0" max

This wonderful attic bedroom is generous in size with space for a double bed and complementing furniture. There are angled ceilings, a side facing window which also has lovely far reaching roof top views and eaves storage. The stairs descend to the first floor landing.



FRONT

To the front of the property is a charming lawned garden with flower bed borders. The views from the front of the property really are something to be enjoyed.



DRIVEWAY AND GARAGE

A gated driveway leads up the side of the property to the single detached garage which has an up and over door, light and power. To the front of the garage there is room to park vehicles off road. The adjoining property has a right of access up the drive to their parking and garage. Iron gates can be shut to enclose the space to the rear.

GARDENS

This property owns a deceptive amount of land to the rear.

Directly adjoining the house is a patio area.

Next to the garage is a lawned garden and to the rear of the garage is a second hidden garden with private patio, lawn and flower bed/shrub borders.



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.

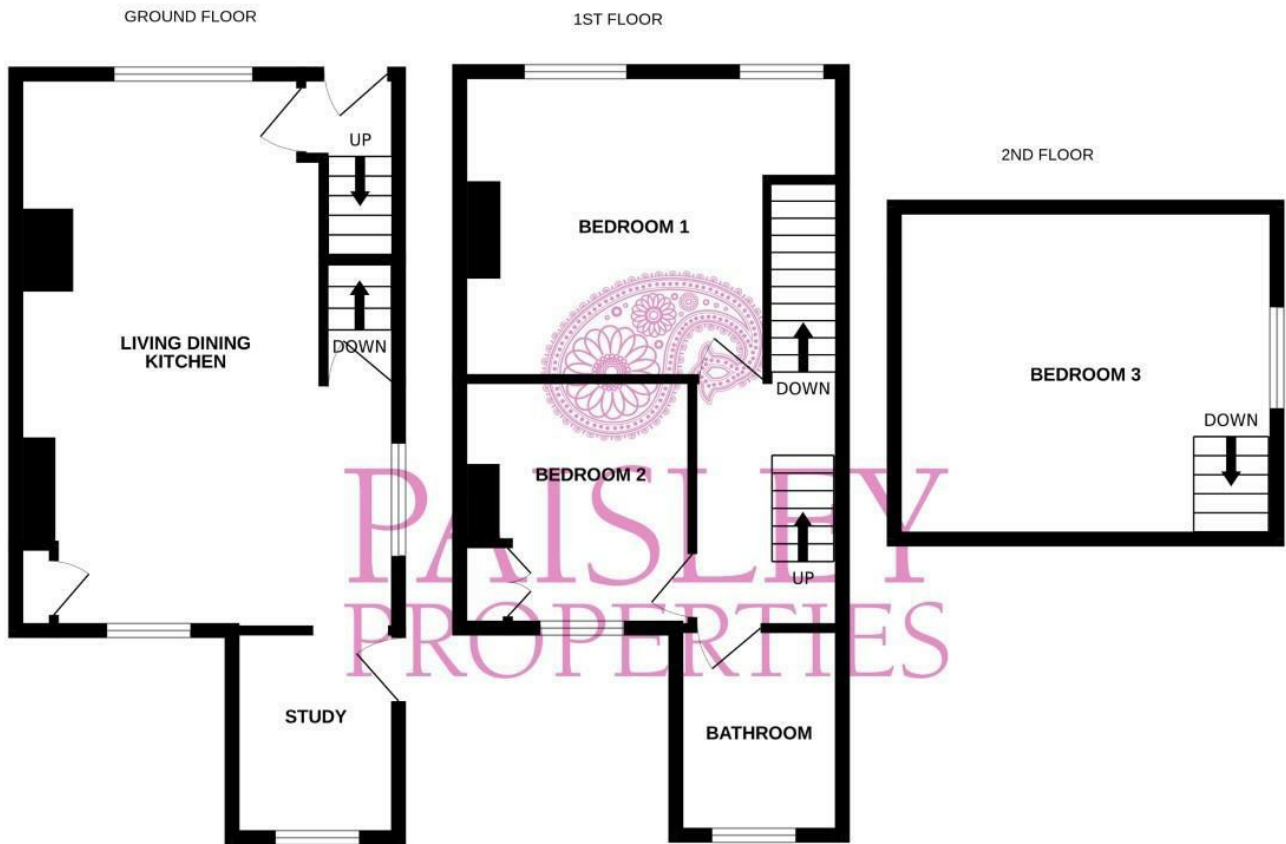
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

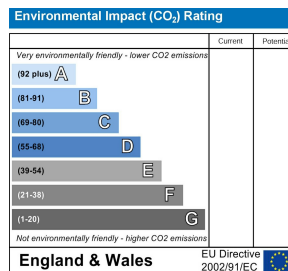
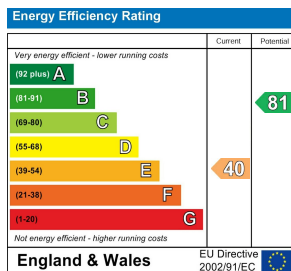
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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