

22 Meadow View,  
Skelmanthorpe HD8 9ET

OFFERS AROUND  
£220,000



JAM PACKED WITH POTENTIAL TO MAKE IT YOUR OWN, THIS WONDERFUL THREE BEDROOM SEMI DETACHED PROPERTY INCLUDES SPACIOUS LIVING ACCOMMODATION, DRIVEWAY, ATTACHED SINGLE GARAGE AND CHARMING ENCLOSED REAR GARDEN.

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

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 10'1" max x 5'8" max**

You enter the property through a part glazed uPVC door into this extremely welcoming entrance hallway which has plenty of space to remove your coats and shoes. A handy under-stairs cupboard provides space to store outdoor clothing and a door leads to the living dining room. A staircase rises to the first floor landing.



### **LIVING DINING ROOM 12'7" max x 19'7" max**

Spanning the length of the property, this superb living dining room really is the heart of the home and is the perfect place to sit and relax with loved ones. There is ample space for living and dining furniture and dual aspect windows to the front and rear flood the room with natural light. A wall mounted gas fireplace creates a nice focal point and doors lead to the entrance hallway and kitchen.



### **KITCHEN 8'8" max x 9'0" max**

The kitchen is fitted with a range of timber wall and base units, wood effect roll top work surfaces, neutral tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. There is space/plumbing for a cooker, hob, fridge and washing machine and practical vinyl flooring completes the room. A rear facing window overlooks the garden and a door leads to the living dining room. An external part glazed uPVC door opens onto the garden.





### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has doors to the three bedrooms and house bathroom. A loft hatch provides access into the loft space which is insulated.

### **BEDROOM ONE 10'3" max x 9'8" max**

Located to the front of the property with beautiful views from its window, this generously sized double bedroom can easily accommodate freestanding furniture. A door leads to the landing.



### **BEDROOM TWO 9'6" max x 10'4" max**

Another good sized double bedroom this time positioned to the rear of the property with plenty of space for furniture and a rear facing window which fills the room with light. A door leads to the landing.





**BEDROOM THREE 8'1" max x 8'10" max**

This charming bedroom has accommodated a double bed in the past and has a window overlooking the rear garden. If not needed as a bedroom, this would alternatively make a great home office, nursery or hobby room. A door leads to the landing.



**HOUSE BATHROOM 8'1" max x 7'2" max**

Fitted with a three piece suite including a bath with shower over, pedestal hand wash basin with separate hot and cold taps and a low level WC. The room is partially tiled with decorative wall tiles, there is vinyl flooring and a front facing obscure glazed window makes it feel bright and airy. A handy cupboard above the stairs houses the property's hot water tank and a door leads to the landing.





### REAR GARDEN

To the rear of the property there is a lovely enclosed garden featuring a well kept lawn, flowerbeds and patio adjoining the property.

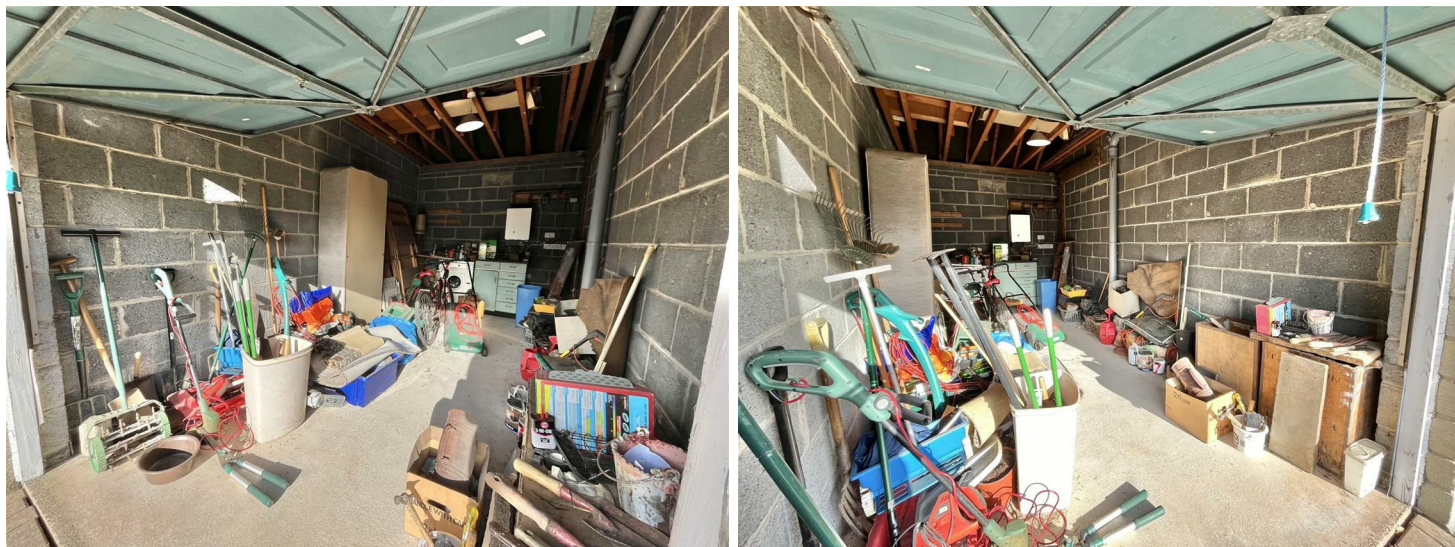




## FRONT, GARAGE AND DRIVEWAY

To the front of the property there is another well kept lawned garden along with a flowerbed and driveway providing off road parking. The driveway leads up to an attached single garage which has an up and over door, power and light. There is also space for a tumble drier if needed and the boiler is located in one corner.

Garage measurements - 5.28m max x 2.71m max



## 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.

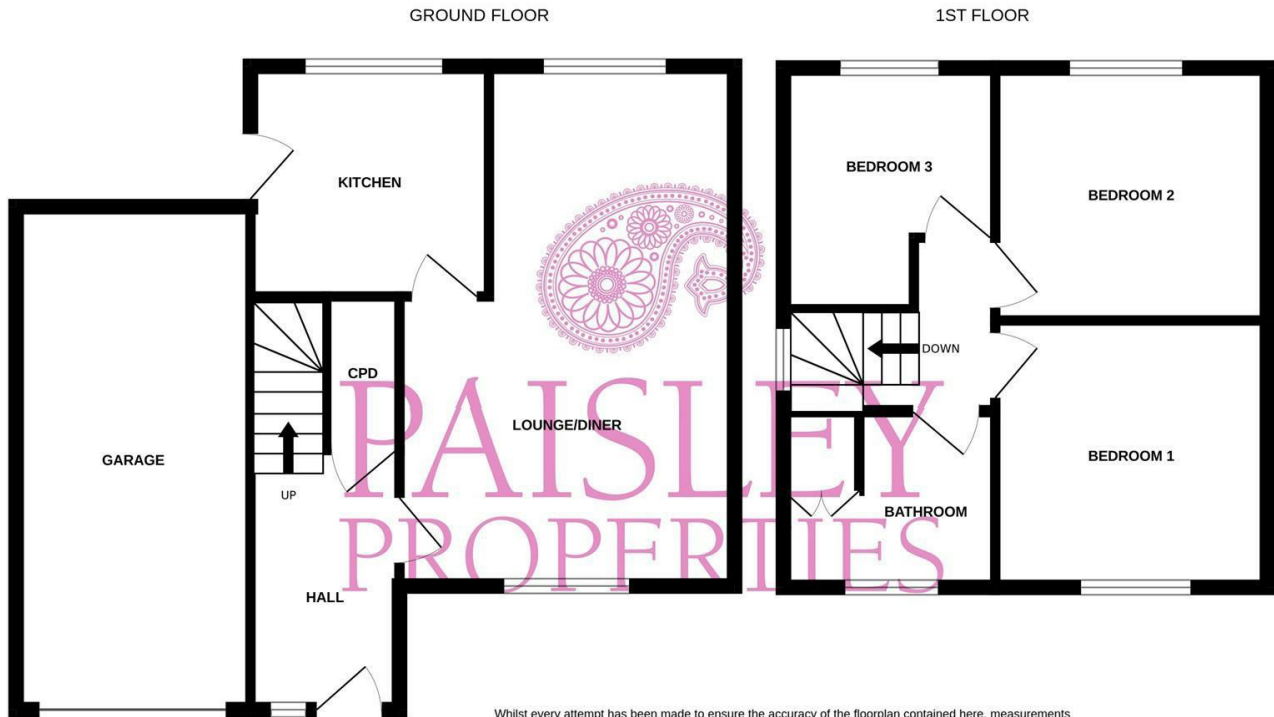
## PAISLEY MORTGAGES

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

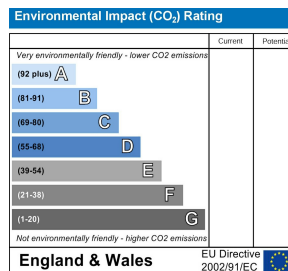
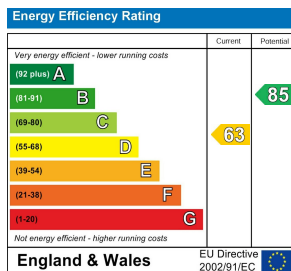
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## 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](mailto: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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