

5 Gardeners Walk,  
Skelmanthorpe HD8 9GP

OFFERS OVER  
£230,000



HAVING BEEN WELL LOOKED AFTER OVER THE YEARS, THIS BEAUTIFULLY PRESENTED THREE BEDROOM TOWNHOUSE IS POSITIONED OVER THREE FLOORS, ENJOYS A CENTRAL VILLAGE LOCATION AND MODERN FIXTURES AND FITTINGS THROUGHOUT. TO THE REAR THERE IS A CHARMING ENCLOSED GARDEN AND TO THE FRONT THERE IS A SMALL GARDEN, OFF ROAD PARKING SPACE AND INTEGRAL SINGLE GARAGE.

ENERGY RATING: 76C / FREEHOLD / COUNCIL TAX BAND: C

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 16'5" max x 6'5" max**

You enter the property through a part glazed composite door into this very welcoming entrance hallway which has space to remove your coats and shoes on arrival. There is space under the stairs for freestanding furniture or shoe storage and there is practical laminate flooring. Doors lead to the garage, dining kitchen and downstairs WC.



### **DOWNSTAIRS WC 3'0" max x 6'4" max**

This handy cloakroom is fitted with a low level WC and pedestal hand wash basin with mixer tap over and tiled splash backs. There is vinyl tile effect flooring and a door leads to the entrance hallway.



### **DINING KITCHEN 14'11" max x 9'1" max**

Spanning the rear of the property, this fabulous dining kitchen is the ideal space to enjoy meals with loved ones and has direct access onto the rear garden. The kitchen is fitted with a range of wood effect wall and base units, contrasting roll top work surfaces with matching up-stands and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric double oven and grill, four ring gas hob with extractor fan and glass splash back, fridge freezer, dishwasher and there is space/plumbing for a washing machine. To one end of the room there is ample space for a dining table and chairs, there is spot lighting to the ceiling and black tiled flooring. A door leads to the entrance hallway and an external door opens onto the rear garden.



### FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a front facing window and doors to the lounge and bedroom three. A further staircase rises to the second floor landing.

### LOUNGE 15'0" max x 15'7" max

Located to the rear of the property, this generous living room is bursting with natural light courtesy of the dual aspect windows. There is plenty of space for freestanding furniture and the room is neutrally decorated. A door leads to the landing.



### **BEDROOM THREE 8'11" max x 9'11" max**

Flooded with natural light, this wonderful double bedroom is tastefully decorated and has a front facing window overlooking the quiet cul-de-sac. A door leads to the landing.



### **SECOND FLOOR LANDING**

Stairs ascend to the second floor landing which has doors to the two bedrooms and house bathroom.

### **BEDROOM ONE 13'2" max x 9'2" max**

Situated to the rear of the property with a lovely view over the garden from its window, this good sized double bedroom has an abundance of space for bedroom items and benefits from fitted wardrobes to one wall. Doors lead to the en-suite and landing.



### **EN-SUITE 5'7" max x 6'1" max**

This contemporary en-suite is fitted with a three piece white suite including a corner shower cubicle, pedestal hand wash basin and low level WC. The room is partially tiled with white wall tiles, there is black vinyl flooring and spot lights to the ceiling. A door leads to the bedroom.



### **BEDROOM TWO 15'0" max x 10'1" max**

Another fantastic double bedroom positioned to the front of the property with two front facing windows and neutral decor. There is a fitted storage cupboard and a further cupboard which houses the property's hot water tank. A door leads to the landing.



### **HOUSE BATHROOM 6'10" max x 5'5" max**

The bathroom is fitted with a modern three piece white suite including a bath with shower over, pedestal hand wash basin and low level WC. There are partial wall tiles, vinyl flooring and a heated towel rail. A door leads to the landing.



## REAR GARDEN

To the rear of the property there is a lovely enclosed garden which has a patio adjoining the property followed by stone steps which lead to a lawned area and a gate which provides access out to the rear path.



## FRONT, GARAGE AND PARKING

To the front of the property there is a small lawned area and bin storage next to an off road parking space which sits in front of the integral single garage which has an electric door, power and light.

## 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.

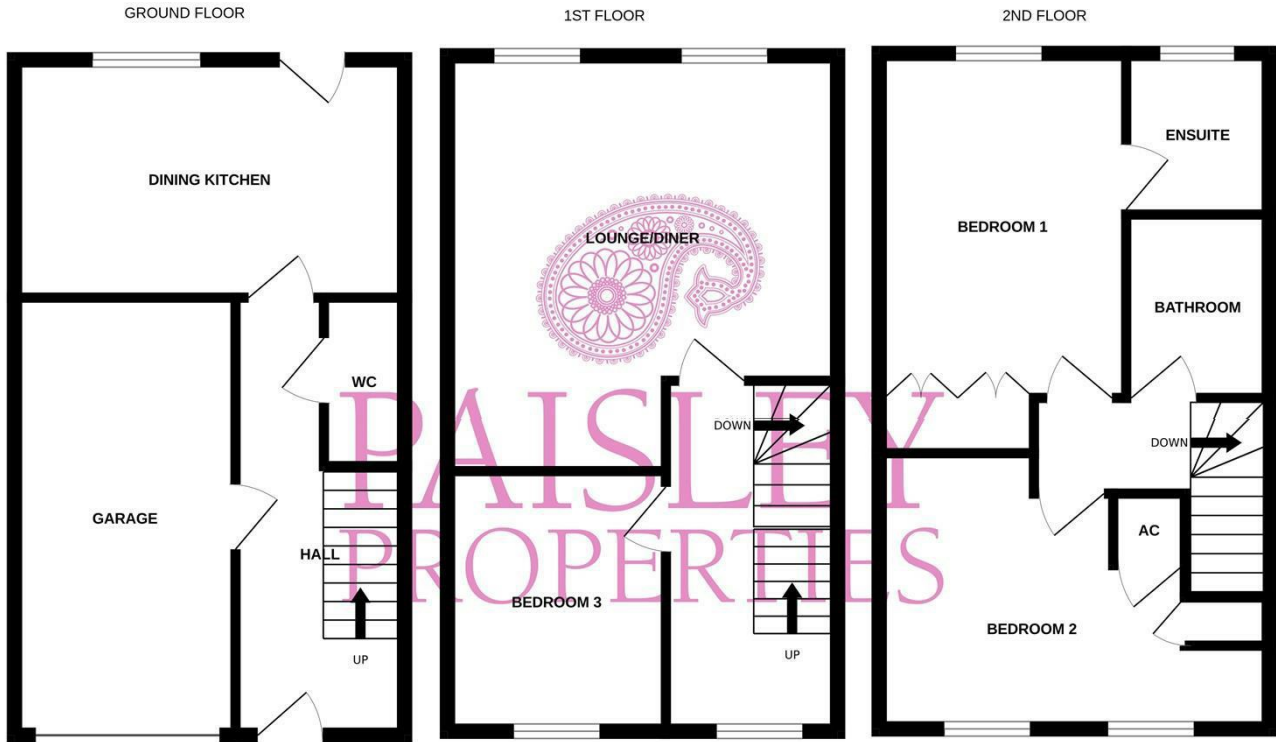
## PAISLEY MORTGAGES

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.

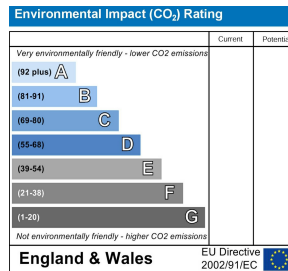
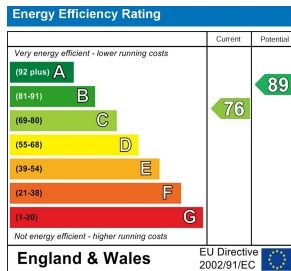
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## PAISLEY 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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