

21 Score Croft,
Skelmanthorpe HD8 9EA

£175,000



****NO ONWARD CHAIN****

THIS IS A MODERN TWO BEDROOM TERRACE PROPERTY WITH REAR GARDEN AND OFF ROAD PARKING LOCATED WITHIN A POPULAR VILLAGE.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 4'11" apx x 4'7" apx

You enter the property through a uPVC door into this entrance hall where there is space to remove and store outdoor coats and shoes. There is a staircase ascending to the first floor landing, vinyl tile effect flooring and a door which opens to the breakfast kitchen.

BREAKFAST KITCHEN 11'0" apx x 10'2" apx

Fitted with white wall and base units, contrasting roll top work surfaces, tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap this good sized kitchen also has space for a freestanding oven, washing machine and fridge freezer. The room can accommodate a breakfast table and chairs, has a front facing window, spot lighting, and vinyl tile effect flooring. The property's central heating boiler is neatly tucked in a corner wall cupboard. Doors lead through to the entrance hall and living room.

**LIVING ROOM 14'0" apx x 12'5" apx**

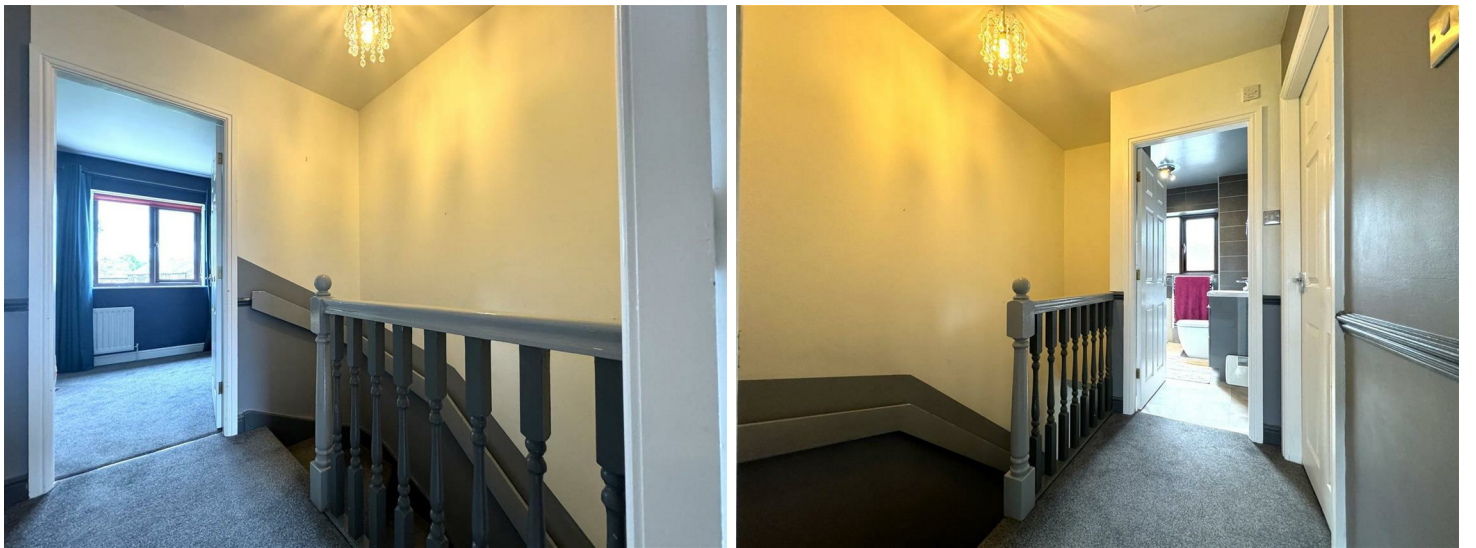
Positioned to the rear of the property this spacious living room can comfortably accommodate a range of furniture including sofas and dining table with chairs. An electric stove sits within a fireplace with timber surround and creates a focal point for the room. There is a rear facing window and sliding patio doors open to the garden. An understairs cupboard provides handy storage and there is laminate wood effect flooring under foot. A door leads to the kitchen.





FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there are doors leading to the two bedrooms and shower room. A ceiling hatch provides access to the loft space.



BEDROOM ONE 14'0" max x 11'1" max

An impressive double bedroom this generously sized room has ample space for a selection of bedroom furniture and enjoys two rear facing windows over looking the garden and village rooftops. The vendor has offered to leave the wardrobes as part of the sale. A door leads to the landing.

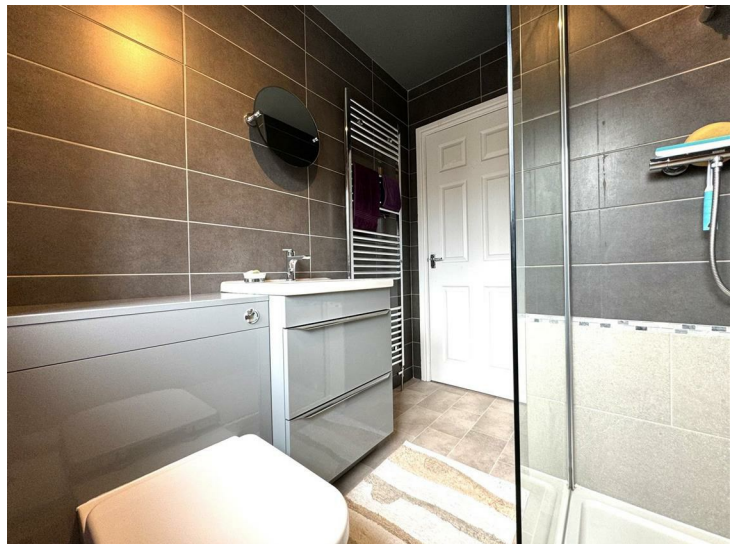
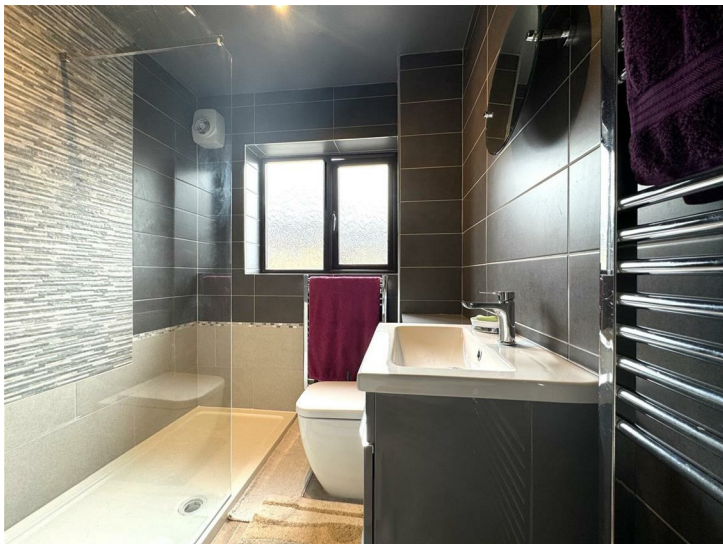


BEDROOM TWO 11'6" apx x 7'5" apx

This second double bedroom is positioned to the front of the property with a window looking out over Score Croft. The room is neutrally decorated with a door leading up the landing. As the room is currently being used for storage there is no photograph but the size can be appreciated upon viewing.

SHOWER ROOM 7'10" max x 6'3" max

Comprising of a modern three piece suite including double shower cubicle, hand wash basin which sits upon a vanity unit with drawer storage, and a concealed unit W.C this room is fully tiled in decorative wall tiles. There is an obscure glazed front facing window, chrome heated towel rail, vinyl tile effect flooring and a door leads to the landing.



REAR GARDEN

To the rear of the property is a fully enclosed garden that consists of three patio tiers, extending to approximately 10 meters. The space provides room for outside dining furniture or seating, pots and planters and is not overlooked from the rear.



PARKING AND FRONT

There is off road parking to the front and planted borders.

MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees Council Tax Band B

PROPERTY CONSTRUCTION: Brick and Artificial Stone.

PARKING: Off road for one vehicle.

UTILITIES:

- *Water supply & Sewerage- Mains

- *Electricity & Gas Supply - Mains

- *Heating Source - Gas central heating.

- *Broadband & Mobile -

BUILDING SAFETY: Nothing known.

RIGHTS AND RESTRICTIONS: Nothing known.

FLOOD & EROSION RISK: No.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Nothing known.

PROPERTY ACCESABILITY & ADAPTATIONS: Nothing changed.

COAL AND MINEFIELD AREA: Skelmanthopre was historically a coal mining area.

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.

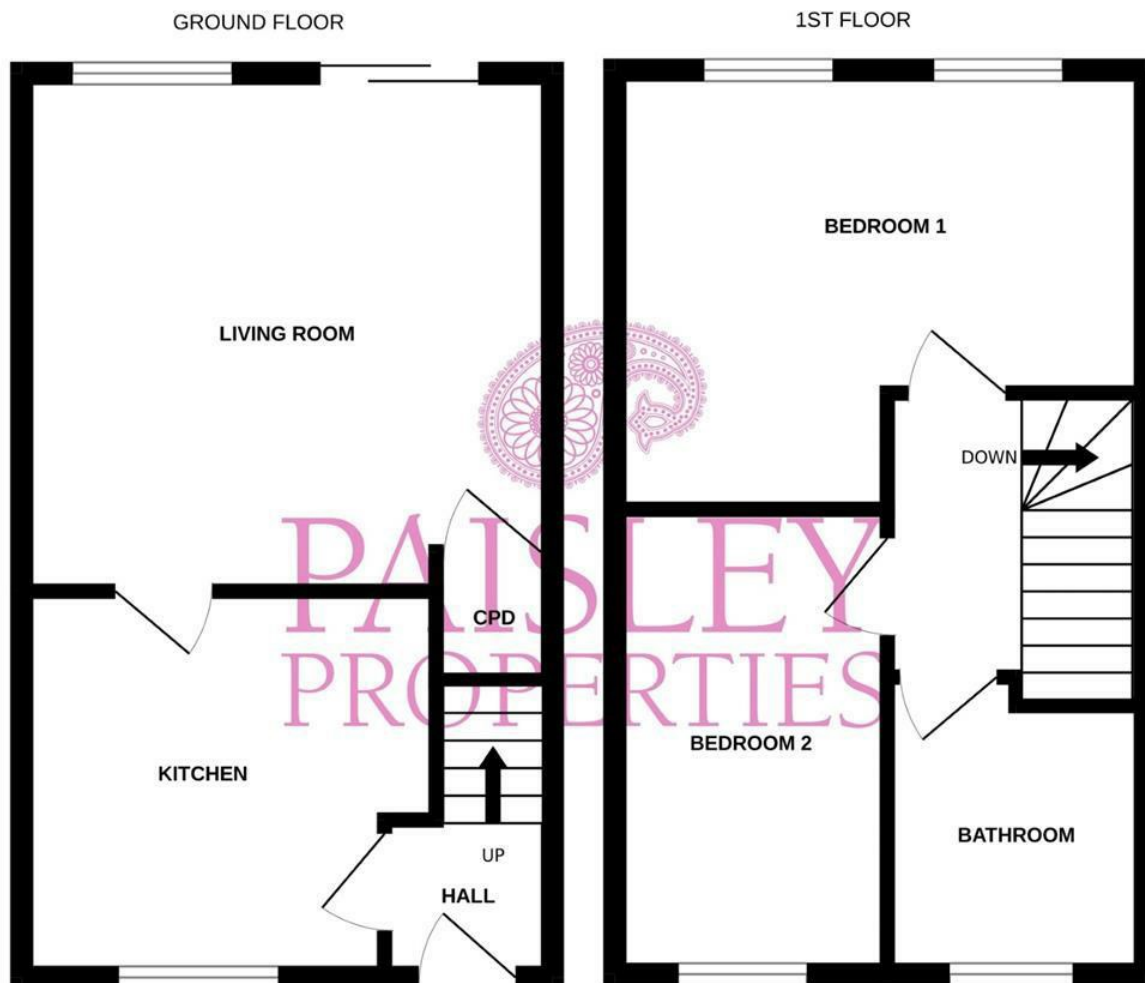
PAISLEY MORTGAGES

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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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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