

Holly Cottage, 6 King Street,
Skelmanthorpe HD8 9DY

OFFERS AROUND
£300,000



THIS THREE BEDROOM MODERN DETACHED HOME IS BEAUTIFULLY PRESENTED
AND COMES WITH A LARGE DRIVEWAY AND LANDSCAPED REAR GARDEN.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 8'6" apx x 7'1" inc stairs

You enter the property through a composite door into a welcoming entrance hallway. There is space to store shoes under the stairs, luxury vinyl flooring with underfloor heating and oak doors leading to the lounge and kitchen. A staircase ascends to the first floor landing.





KITCHEN 10'0" apx x 6'8" apx

This stunning contemporary kitchen is fitted with handleless white wall and base units, white Corian work surfaces, matching upstanding and a sunken sink with mixer tap over. Integrated appliances include a double oven, microwave, induction hob, downdraft extractor fan, fridge, freezer, dishwasher and washing machine, there is also space for a freestanding tumble dryer. A front facing window looks out over King Street, there are spot lights to the ceiling, luxury vinyl flooring with underfloor heating and a door which leads to the entrance hall.



LOUNGE 17'6" apx x 9'7" apx

Spanning the full width of the property this well presented living room offers an abundance of space for freestanding furniture and is flooded with natural light courtesy of the two rear facing windows and French patio doors. There are spots lights to the ceiling, underfloor heating, a door which leads to the understairs storage cupboard and a further door leading to the entrance hall.



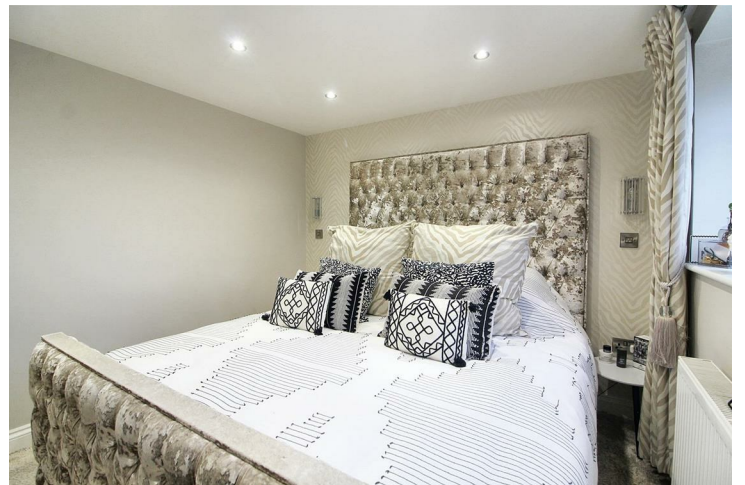
FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has an attractive exposed timber ceiling beam and oak doors which lead to the two bedrooms and bathroom. A further staircase ascends to the second floor landing.



BEDROOM TWO 10'11" max x 9'7" apx

This generously sized double bedroom sits to the rear of the property with a window overlooking the neighbouring school playing field. The room enjoys elegant neutral decor and ample space for a range of freestanding bedroom furniture. Spot lighting and a door leading to the landing complete the room.



BEDROOM THREE 10'11" apx x 8'7" apx

Positioned to the front of the property this second double bedroom is filled with natural light thanks to the dual aspect windows, which also enjoy views down the street, over the rooftops to Emley Moor. There is spot lighting and a door leading to the landing.



BATHROOM 6'9" apx x 5'5" apx

Fitted with a modern three piece suite including bath with shower over and glazed screen, wall hung hand wash basin and concealed unit W.C this stylish bathroom is fully tiled in wall and floor tiles, has spot lighting, an obscure glazed rear facing window, chrome heated towel rail and door which leads to the landing.



SECOND FLOOR LANDING

Stairs ascend from the first floor landing to to the second floor landing where there is a Velux window and door leading into the bedroom.

BEDROOM ONE 13'10" max x 17'3" apx (floor space restricted hea

Sitting on the second floor this well proportioned double room is neutrally decorated, has a lovely feature arched window and is a little haven away from the rest of the house. The room has angled ceilings with two Velux windows, spot lighting and doors leading to the en-suite and landing.



EN-SUITE

This en-suite is fitted with a hand wash basin and low level W.C but would alternatively make a wonderful walk in wardrobe/dressing room.

DRIVEWAY

A wide block paved driveway runs up the side of the property and provides off road parking for multiple vehicles.

REAR GARDEN

To the rear of the property is a good sized landscaped garden with two flagged patios and an artificial lawn. There is space for a garden shed and there is access down either side of the property.





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

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. *

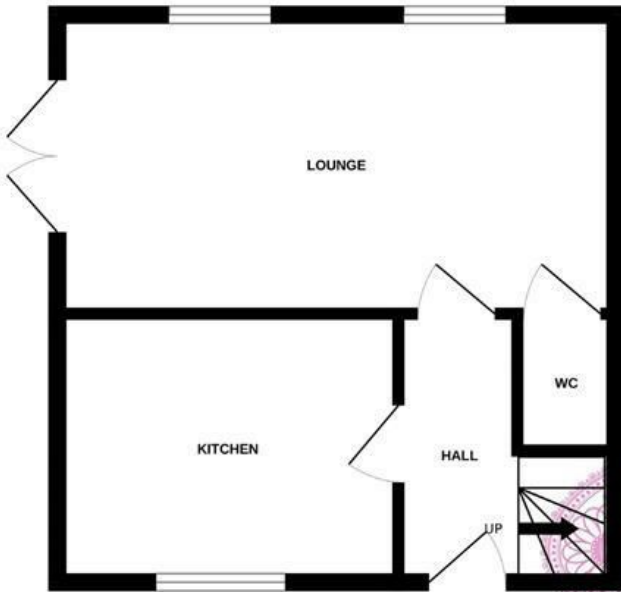
PAISLEY PROPERTIES

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.

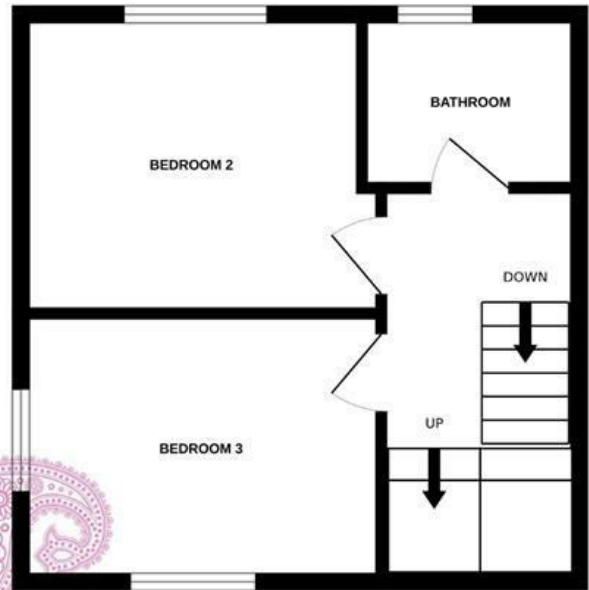
PAISLEY SURVEYORS

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.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



PAISLEY PROPERTIES

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		78	89
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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