



**42
Wood Lane
Newsome
HD4 6PU**

OFFERS AROUND £88,000

****NO CHAIN!****

THIS FANTASTIC THREE BEDROOM TERRACED PROPERTY HAS BEEN RECENTLY REFURBISHED THROUGHOUT AND INCLUDES FRONT AND REAR GARDENS, NEUTRAL DECOR AND STYLISH FIXTURES AND FITTINGS. THE PROPERTY IS LEASEHOLD WITH A TERM OF 999 YEARS STARTING ON THE 25/03/1886 WITH A GROUND RENT OF £1.26 PER YEAR. ENERGY RATING: E

The Estate Agent that works

CONTACT US AT ONE OF OUR OFFICES:

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75-77 Northgate, Almondbury, HD5 8RX t: 01484 443922

www.paisleyproperties.co.uk



**PAISLEY
PROPERTIES**

ENTRANCE HALL

You enter the property through a part glazed uPVC door into the entrance hall which has a door leading to the lounge and stairs ascending to the first floor landing.

LOUNGE 13'2" max x 15'2" max

This excellent lounge has an abundance of space for free standing living and dining room furniture. A pretty electric fireplace creates a wonderful focal point to the room, a front facing window fills the room with light and there is neutral decor. Doors lead to the entrance hall and kitchen.



KITCHEN 9'10" max x 10'5" max

Positioned to the rear of the property, this stunning kitchen has been recently refurbished and is fitted with cream high gloss wall and base units, roll top work surfaces, tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring electric hob and extractor fan over. There is space and plumbing for a washing machine and free standing fridge freezer, along with lots of space for a dining table and chairs if required. A rear facing window overlooks the pretty garden, there is tiled flooring, spot lights and doors lead to the lounge, cellar and bathroom. An external door leads to the rear garden.



CELLAR

Stone steps lead down to this good sized cellar which has power and light.

BATHROOM 9'10" max x 4'10" max

Located off the kitchen, this contemporary downstairs house bathroom is neutrally decorated and is fitted with a three piece white suite including bath with shower over, pedestal hand wash basin and low level W.C. The room is fully tiled with attractive wall tiles, there are dark tiles to the floor and spot lights to the ceiling. There is a rear facing obscure glazed window and a door leads to the kitchen.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the three bedrooms.

BEDROOM ONE 9'7" max x 9'0" max

Situated to the front of the property is this bright and airy double bedroom which has neutral decor and a front facing window. A door leads to the landing.



BEDROOM TWO 10'3" max x 5'9" max

Another good sized bedroom positioned to the rear of the property and benefitting from fitted overhead storage. A rear facing window provides a pleasant outlook over the garden and a door leads to the landing.

BEDROOM THREE 6'9" max x 7'7" max

This charming single room would alternatively make a great home office, play room or hobby room. There is fitted storage to the bulkhead and a front facing window overlooks the street. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a lawned garden and a shed, perfect for storing garden tools and furniture. A timber gate leads round to the front.



FRONT

To the front of the property there is a great enclosed lawned garden with flower bed borders and space for bin storage. A gated garden path leads to the front door.

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.

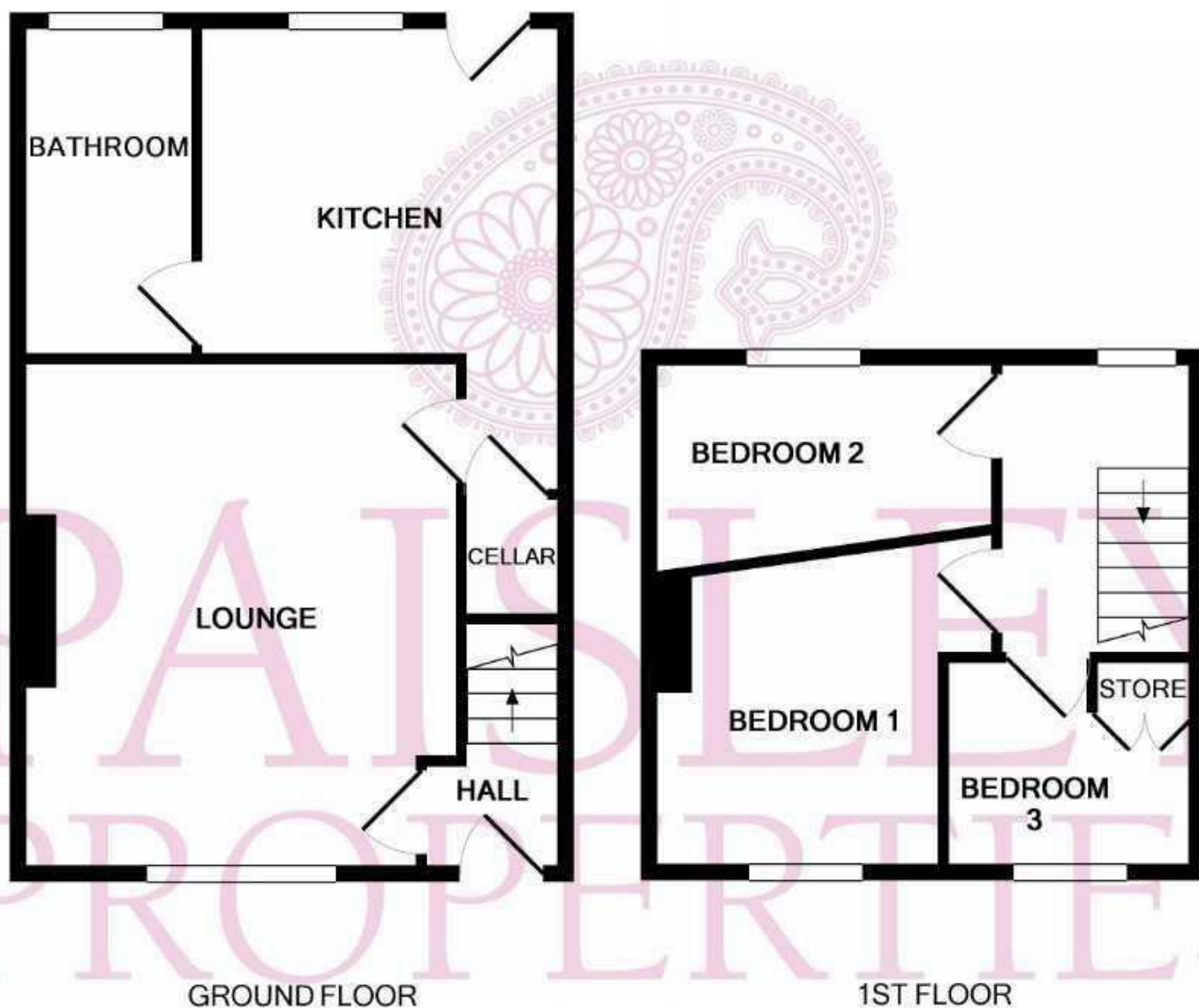
PAISLEY MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 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.



Measurements are approximate. Not to scale. Illustrative purposes only
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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	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	