

30 Westfield Avenue,  
Skelmanthorpe HD8 9AH

OFFERS OVER  
£450,000



THIS FOUR BEDROOM TRUE BUNGALOW HAS UNDERGONE A FULL RENOVATION BY THE CURRENT OWNERS AND IS BEAUTIFULLY PRESENTED THROUGHOUT WITH VERY SPACIOUS LIVING ACCOMMODATION. IT BOASTS A GENEROUS PLOT WITH A LARGE REAR GARDEN AND EXTENSIVE OFF ROAD PARKING.

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

PAISLEY  
PROPERTIES

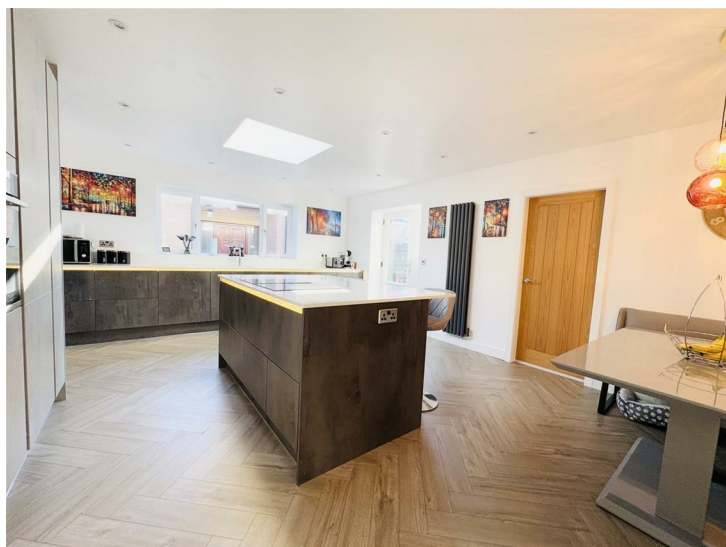
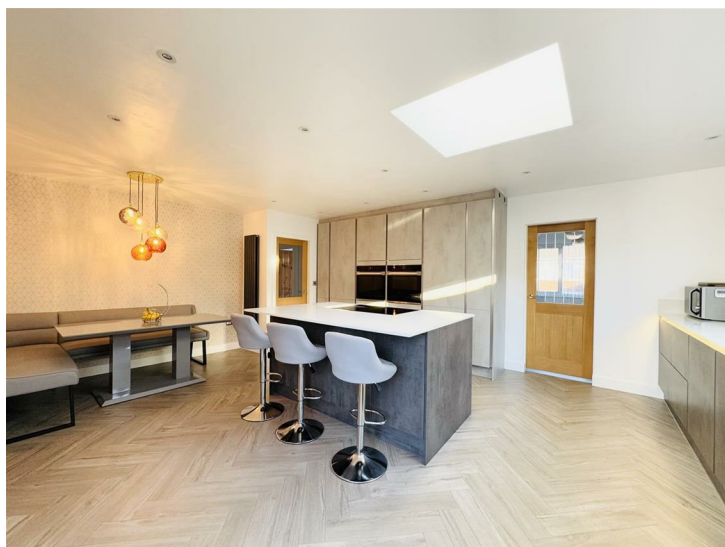


## SUMMARY

Located close to the village centre and tastefully renovated by the current owners in recent years, this fabulous true bungalow offers spacious accommodation briefly comprising of:- contemporary dining kitchen, cloakroom, guest W.C., dining / living room, hallway, four double bedrooms one with dressing room and ensuite and a house bathroom. Externally the property certainly does not disappoint having two driveways for parking and a large enclosed rear garden with garden sheds and a greenhouse. Skelmanthorpe is a sought after village which has a large variety of amenities including a range of independent shops, restaurants, cafés, a library, health centre, chemist and sports clubs along with well regarded schools. Countryside walks are just on the doorstep and the location is perfect for commuting having good road and transport links to nearby towns and easy access to the M1 for getting further afield.

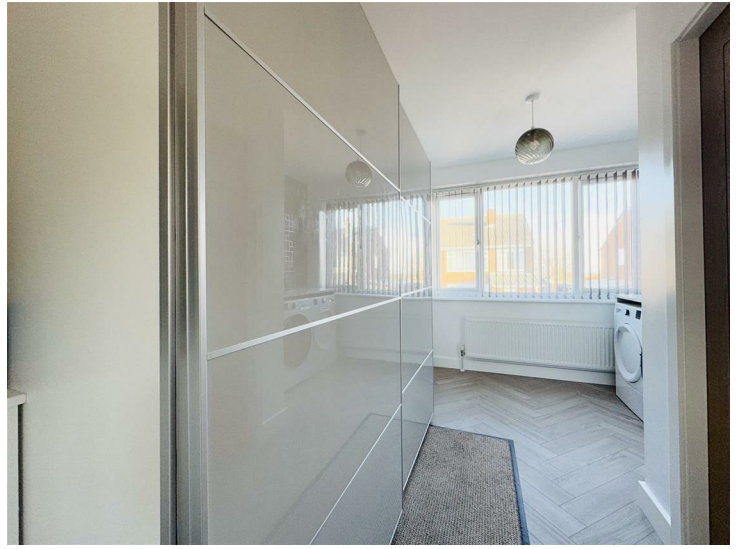
## DINING KITCHEN 20' x 14'6"

You enter the property through a composite door into an amazing dining kitchen which simply is the heart of the home and oozes style with its sleek lines, large central island unit and gorgeous low hanging light fitting to the dining area, The kitchen is fitted with multi-tonal grey soft closing base and wall units, offering an abundance of storage, with white slim profile marble effect solid quartz worktops and upstands and a composite one and a half bowl sink with a Quooker boiling water tap. Cooking facilities comprise of a four ring induction hob with an integral down draught extractor fan and two electric fan ovens. Integrated appliances include a full height fridge, full height freezer and a dishwasher. Herringbone grey laminate flooring runs underfoot and spotlights to the ceiling along with under counter lighting illuminate the room beautifully. Natural light spills in from a skylight and a large side facing window. Doors lead to the cloakroom, hallway and living room.



## CLOAKROOM 8'10" x 13'10" max

Located just off the kitchen with a window to the front elevation, this fabulous cloakroom has an abundance of space for storing outdoor clothing and footwear. There is grey herringbone laminate flooring underfoot and two pendant lights to the ceiling. There is plumbing and space for both a washing machine and tumble dryer to one side with a marble effect laminate worktop over. Doors lead to the kitchen and guest W.C..



### **GUEST W.C. 2'11" x 7'8" max**

This contemporary guest W.C. is fitted with a low level white W.C. and a vanity unit with a hand wash basin and mixer tap with mosaic tiled splashback. A cupboard to one corner neatly conceals the property's boiler. Herringbone laminate flooring runs underfoot. An obscure window allows light to flood in and a door leads to the cloakroom.





### **DINING / LIVING ROOM 24'8" x 12'11" max**

This fantastic living room can be found to the rear of the property and is simply bathed in natural light from not only a side facing large window but a set of bifold doors which open to the garden bringing the outside in during the summer months. Wood flooring gives the room a feeling of warmth and it is stylishly decorated. There is space for both lounge furniture and dining furniture with the room still having a really spacious feel. A door leads to the dining kitchen.



### **HALLWAY 16'10" x 7'2" max**

This generous hallway has practical wood effect LVT flooring running underfoot. storage cupboards for household items and doors leading to the four bedrooms and house bathroom.



**DRESSING ROOM 5'4" x 9'4" max**

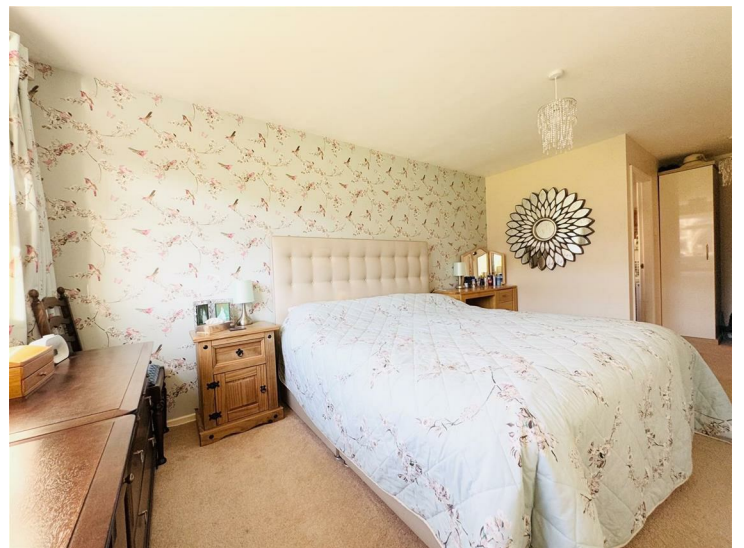
This practical space is fitted with wardrobes along one side and creates the perfect dressing area. Doors lead to the main bedroom and hallway.





**BEDROOM ONE 9'3" x 21'3" max**

This fabulous double bedroom is located to the rear of the property with views of the garden from its large window. There is a single fitted wardrobe to one corner and an abundance of space for further items of freestanding bedroom furniture. Doors lead to the ensuite and dressing room.



**EN SUITE 4'10" x 6'2" max**

This contemporary ensuite shower room is equipped with a low level W.C. and matching pedestal wash basin alongside a step in shower enclosure with an electric shower. The walls are partially adorned with green mosaic aqua boards and wood effect vinyl flooring runs underfoot. An obscure window allows natural light to flood in.

**BEDROOM TWO 16'8" x 10'0" max**

Located towards the front of the property and flooded with light from its window which overlooks the quiet street, this generous double bedroom is tastefully decorated and has ample space for freestanding bedroom furniture. A door leads to the hallway.





### **BEDROOM THREE 12'11" x 10'5" max**

Again positioned to the front of the property with a large window, this third double bedroom has ample space for items of freestanding bedroom furniture. A door leads to the hallway.



### **BEDROOM FOUR 10'5" x 11'3" max**

A fourth double bedroom also sits to the front of the property with a large window allowing natural light to enter. Used as a home office by the current owners there is ample space for bedroom furniture. A door leads to the hallway.





### **HOUSE BATHROOM 8'5" x 7'7" max**

The contemporary fully tiled, house bathroom is fitted with a white vanity suite incorporating drawers with an integrated hand wash basin with mixer tap, a matching low level concealed cistern w.c. and a jacuzzi style bath alongside a step in shower cubicle with a thermostatic mixer shower. Vinyl flooring runs underfoot and spotlights light the room. Natural light simply tumbles in from the skylight in the painted wood cladded vaulted ceiling. A door leads to the hallway.



### **REAR GARDEN**

Sitting behind the property is a fabulous rear garden which has a good sized Indian stone patio adjacent to the house, a large lawn and planted beds with well established plants and shrubs. Two timber garden sheds, one large and the other smaller, offer storage for garden items and a greenhouse and raised beds offers the perfect opportunity for the avid gardener.



## **FRONT & PARKING**

To the front of the property you are greeted by a small low maintenance garden with shrubs and a large planter alongside tarmac and block paved driveways which continue to the side of the property allowing off road parking for multiple vehicles.

## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. There are no known structural defects to the property.

## **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

## **UTILITIES:**

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100mbps

## **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.



**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.

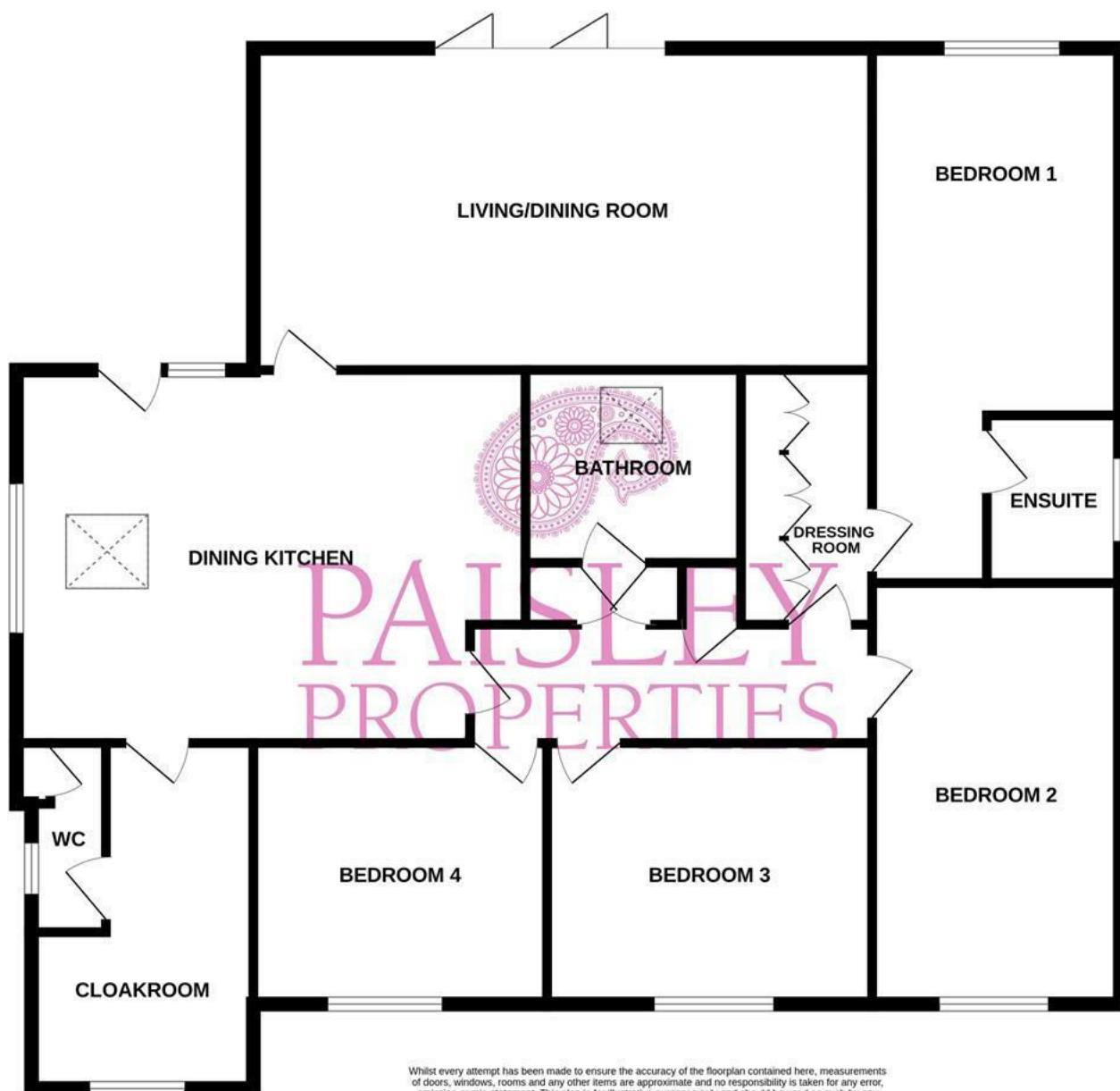
**PAISLEY MORTGAGES**

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.

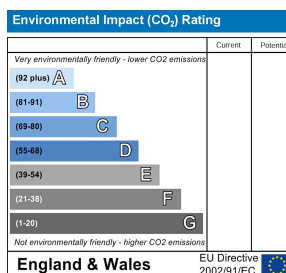
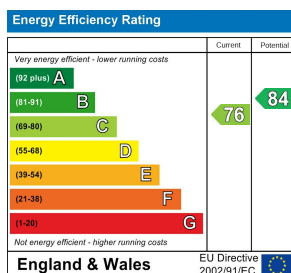
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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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