

57 Westfield Avenue,  
Skelmanthorpe HD8 9AH

OFFERS AROUND  
£375,000



BACKING ONTO NOTHING BUT OPEN FIELDS, THIS WONDERFUL THREE BEDROOM DETACHED TRUE BUNGALOW IS BURSTING WITH POTENTIAL TO MAKE IT YOUR OWN AND INCLUDES A LOVELY SUN ROOM, ATTACHED SINGLE GARAGE AND BEAUTIFUL GARDEN PLOT.  
ENERGY RATING: D  
FREEHOLD

PAISLEY  
PROPERTIES



The property had a new combi boiler installed in November 2021 and individual temperature controls installed on most radiators.

### **ENTRANCE HALLWAY**

You enter the property through an obscure part glazed UPVC door into this welcoming entrance hallway which has lots of space to remove your coats and shoes. Two useful storage cupboards provide an excellent space to store clothing and belongings and further doors lead to the lounge, three bedrooms and bathroom. A loft hatch provides access into the loft space.

### **LOUNGE 18'7" max x 10'5" max**

This good sized living room has plenty of space to accommodate freestanding furniture and has an attractive electric fireplace to one wall which sits within a characterful stone surround. A large rear facing window fills the room with light and doors lead to the hallway and kitchen.



### **KITCHEN 9'4" max x 10'7" max**

Fitted with a range of wood effect wall and base units, roll top work surfaces, decorative 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 gas hob, under unit fridge freezer and dishwasher and there is space/plumbing for a washing machine. Vinyl flooring completes the space and the room opens onto the dining room. Doors lead to the lounge and out to the side of the bungalow.



### **DINING ROOM 9'6" max x 8'8" max**

Connecting the kitchen and sun room, this excellent formal dining room has ample space for a family dining table and chairs to enjoy meals with loved ones. A sliding door opens to the sun room.





### **SUN ROOM 8'3" max x 20'2" max**

This fabulous full width extension is a superb addition to the property and is the ideal place to sit and soak up the morning sun. Large windows and patio doors provide pleasant views over the garden and beyond and a door leads back to the dining room.



### **BEDROOM ONE 11'1" excl wbes x 10'0" max**

This generously sized, bright and airy double bedroom can be found at the front of the property and has a bank of fitted wardrobes and drawers to three sides. A front facing window overlooks the quiet street, there is neutral decor and a door leads to the hallway.





### **BEDROOM TWO 10'8" max x 9'11" into wbes**

Another fantastic double bedroom also located to the front of the property and benefiting from fitted wardrobes and drawers. A charming feature archway adds a touch of character to the room, there is tasteful decor and a door leads to the hallway.



### **BEDROOM THREE 9'5" max x 7'2" max**

Currently used as a hobby room, this versatile space could alternatively make a great home office, child's nursery or dressing room and has a side facing window, fitted cupboards and a door to the hallway.



### **BATHROOM 9'6" max x 6'5" max**

Having been recently fitted over the years, this contemporary house bathroom is fitted with a four piece white suite including a bath, corner shower cubicle, vanity hand wash basin and low level WC. The room is fully tiled with attractive wall tiles, there is complimentary vinyl flooring and two side facing obscure glazed windows fill the room with light. Spot lights complete the room and a door leads to the hallway.





**REAR GARDEN**

To the rear of the property there is a stunning enclosed garden which has a large patio to one side creating the perfect place to sit and relax on a warm sunny day. There is space for a potting shed and/or a greenhouse here and at the bottom of the garden there is a wonderful summerhouse and a gate providing access to a separate lawned area. The lawn and flowerbeds are beautifully maintained to a high standard and the garden backs onto open countryside providing a great degree of privacy. Paths wrap around both sides of the bungalow leading to the front.







## ADDITIONAL LAND



## VIEWS



## FRONT, GARAGE AND PARKING

To the front of the property there is a low maintenance flagged driveway which provides off road parking for multiple vehicles. There is a lovely shaded garden to one corner and the drive leads up to an attached single garage which has an up and over 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**

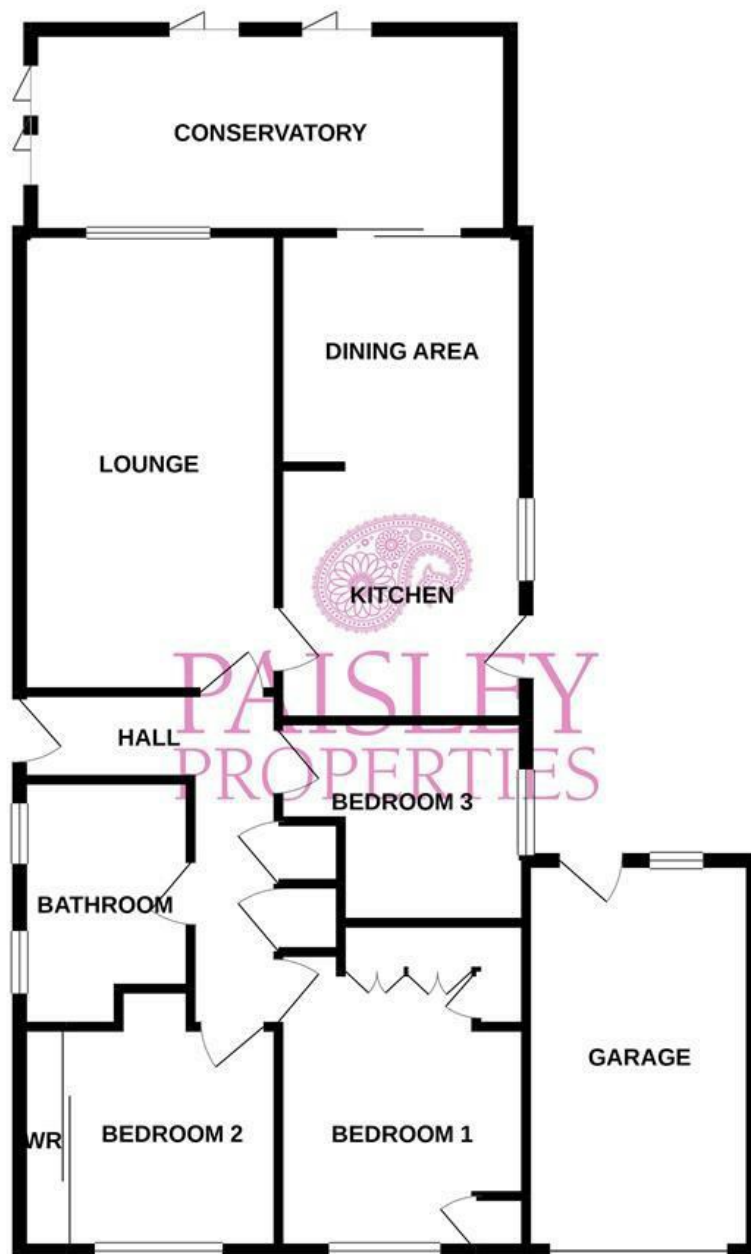
Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like 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 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 [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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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	82

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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