

8 Bedale Avenue,  
Skelmanthorpe HD8 9EX

OFFERS AROUND  
£280,000



THIS SUPERB, EXTENDED, THREE BEDROOM SEMI DETACHED HOME HAS FRONT AND REAR GARDENS, LONG DRIVEWAY, SINGLE GARAGE AND A WONDERFUL VILLAGE LOCATION.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 10'10" apx x 6'11" inc stairs**



You enter the property through a part glazed uPVC door into this lovely entrance hall. There is space to remove outdoor items, and an understairs cupboard provides good storage. A front facing window lets natural light in, a staircase ascends to the first floor landing, and attractive wood flooring completes the space. Glazed doors lead to the lounge and kitchen.

### **LOUNGE 12'4" apx x 10'9" plus bay**



This generously sized lounge provides ample space for a range of furniture and has a front facing bay window which looks out over the front garden. An electric stove, which sits upon a black hearth, creates a focal point though there is a gas supply behind should a gas fire be preferred at some point, and the attractive wood flooring continues through from the hall, which is also where the glazed door leads to.

## **KITCHEN 10'11" apx x 8'11" apx**



Fitted with cream shaker style wall and base units, solid wood work surfaces, tiled splash backs and a Belfast style ceramic sink with mixer tap, this light and airy kitchen also benefits from space for a range with a Rangemaster extractor fan over. Integrated appliances include a fridge and a washing machine. A rear facing window looks out over the garden. There is tiled flooring underfoot, glazed doors which lead to the hall and dining room, and a further external uPVC door which opens to the side patio.

## **DINING ROOM 10'10" apx x 10'5" apx**



Positioned in between the kitchen and sun room, this space is extremely versatile and could lend itself to a number of uses. A dining table and chairs could comfortably fit in here, or there is the potential (subject to the necessary checks and permissions) to remove the dividing wall between the dining room and the kitchen to create a wonderful open plan space. Alternatively, the vendors use it as a second sitting room, and with it being open to the sun room, it is a fantastic place for entertaining. A dado rail adds a nice touch, there is wood flooring, and a glazed door leads to the kitchen.

### **SUN ROOM 9'7" apx x 8'8" apx**



This superb addition to the property adds flexible living accommodation and is home to a wood burning stove with an exposed brick backdrop, which offers a lovely feature to both this room and the dining room. High angled ceilings provide a further point of interest, there is spot lighting, wood effect flooring, glazing to two sides, and French doors which open out onto the rear patio.

### **FIRST FLOOR LANDING 8'2" inc stairs x 5'8" apx**



A split level staircase rises from the entrance hall to the first floor landing where there is an obscure side facing window, a ceiling hatch which provides access to the boarded loft space, and doors which lead to the three bedrooms and bathroom.

### **BEDROOM ONE 11'3" apx x 10'11" apx**



Located to the rear of the property is this king size bedroom, which can easily accommodate a range of bedroom furniture items and has a rear facing window looking out over the garden. There is a feature dado rail, wood flooring, and a door which opens to the landing.

### **BEDROOM TWO 11'3" apx x 10'11" apx**



This well proportioned double/king size bedroom sits to the front of the property and has a window overlooking the garden and street scene beyond, which also lets lots of light in. There is carpeted flooring and a door which leads to the landing.

### **BEDROOM THREE 8'2" apx x 8'0" max (inc bulkhead)**



Positioned to the front of the house is this third single bedroom. The vendors have creatively fitted a bespoke single bed over the bulkhead, however there is also the option to place this under the window, which looks out over Bedale Avenue. There is wood flooring and a door which leads to the landing.

### **BATHROOM 8'0" apx x 7'10" apx**



This sizeable house bathroom comprises of a roll top bath with vintage style mixer tap, hand held shower attachment and mains fed shower over, a pedestal hand wash basin with hot and cold taps, and a low level W.C. The room is fully tiled in white wall and floor tiles with contrasting detailing. There is space for freestanding storage, an obscure glazed rear facing window, a chrome heated towel rail, and a door which leads to the landing.

## FRONT GARDEN



The property sits discreetly behind a low maintenance pebbled front garden with a mature hedge boundary which creates privacy.

## DRIVEWAY AND GARAGE



A long driveway leads down the side of the house, providing parking for multiple vehicles, to a single detached garage. The garage has light and power and an up and over door.

## REAR GARDEN



Having been fully landscaped, this lovely space has a good sized Indian stone flagged patio which is perfect for pots, planters and outdoor furniture. The space is fully enclosed by boundary fencing, steps lead up from the patio into the sun room, and a gate provides access to the side patio which offers a further seating area.

## **MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage and Driveway

RIGHTS AND RESTRICTIONS:  
None

DISPUTES:  
There has historically been a small neighbour dispute which is now fully resolved.

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.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 1000 Mbps

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

## **AGENT NOTES**

AGENT 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.

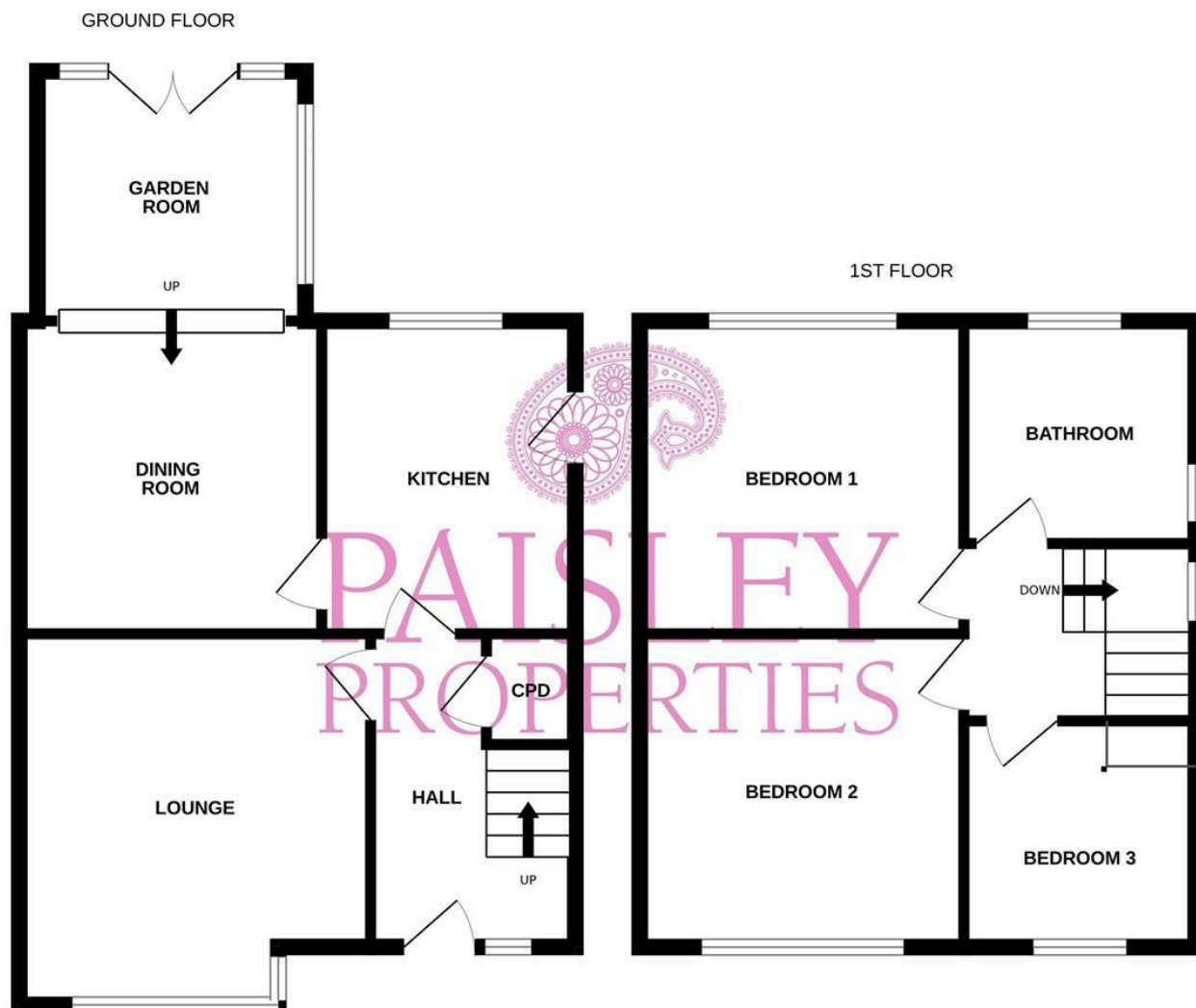
## **PAISLEY PROPERTIES**

Paisley Properties 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**

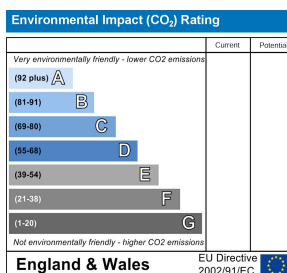
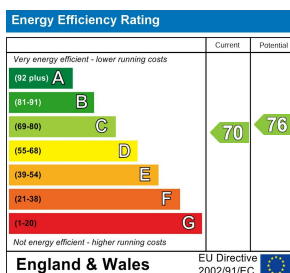
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*



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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