

6 Poplar Rise,
Skelmanthorpe HD8 9AX

£310,000



THIS LOVELY THREE BEDROOM DETACHED TRUE BUNGALOW SITS ON A SUPERB PLOT WITH GARDENS, LONG DRIVEWAY AND SINGLE DETACHED GARAGE.

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

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed uPVC door with side glazing into this welcoming entrance hall where there is space to remove coats and shoes. L shaped, the hall acts as the spine of the property with doors leading to the cloakroom, lounge, kitchen, three bedrooms and shower room. There is wood effect laminate flooring underfoot which also continues through into the other rooms.

CLOAKROOM 5'5" apx x 5'1" apx

This useful space is fitted with a low level W.C, corner wall mounted hand wash basin with mixer tap and a chrome heated towel rail. There is plumbing for a washing machine if required, plenty of space for storing coats/shoes/household items and the property's central heating boiler is also neatly housed in here. Spot lighting and wood effect laminate flooring complete the room and a door leads to the hall.



LOUNGE 17'1" apx x 10'0" apx

This large lounge offers an abundance of space for a range of furniture and has a lovely gas fire with stone surround which creates a superb focal point. The room is neutrally decorated and has a wonderful bay window which lets in lots of natural light. To the ceiling there is a pretty ceiling rose and coving and a door leads to the hall.



KITCHEN 10'1" apx x 9'2" apx

Fitted with a modern kitchen including cream wall and base units, granite work surfaces, mosaic tile splashbacks and a one and a half bowl sink and drainer with mixer tap this spacious kitchen also benefits from a built in electric oven and microwave, four ring gas hob with extractor over and integrated fridge freezer. There is space and plumbing for a washing machine or dishwasher, a side facing window, laminate wood effect flooring and a door which leads to the hall.



BEDROOM ONE 10'2" ext to 13'1" into the door x 8'7" apx

Positioned to the front of the property this good sized double bedroom has ample space for freestanding bedroom furniture and is decorated in soft neutral tones. There is a window overlooking the garden and cul-de-sac beyond, an attractive ceiling rose and coving, wood effect laminate flooring and a door which leads to the hall.



BEDROOM TWO 10'0" apx x 9'5" apx

This fantastic double bedroom enjoys elegant décor and French patio doors which open onto the garden. There is space for a selection of bedroom furniture, a ceiling rose and coving, wood effect laminate flooring and a door which leads to the hall.



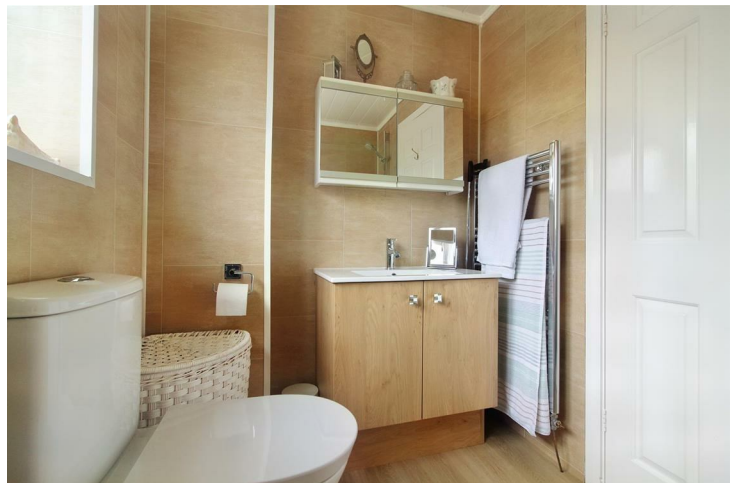
BEDROOM THREE 8'7" apx x 8'7" max

Currently used as a separate dining room this well proportioned space would also make a lovely single bedroom, home office or hobby room. There is a window over looking the rear garden, ceiling rose, coving, laminate wood effect flooring and a doorway which leads to the hall.



SHOWER ROOM 7'4" max x 5'4" apx

Comprising of a contemporary three piece white suite including double shower cubicle, stylish hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C this shower room is fully tiled in attractive wall tiles, has a side facing obscure glazed window, chrome heated towel rail and laminate wood effect flooring. A door leads to the hall.



DRIVEWAY AND GARAGE

A long driveway offering parking for multiple vehicles runs up the side of the property to a single detached garage. There is a gate which opens to the rear garden.

FRONT

To the front of the property is a lawned garden.



REAR GARDEN

This is a beautiful garden with paved seating area, lawn and mature, well stock flower bed borders. The garden is fully enclosed, there is access path down the side and a gate leads onto the driveway.





MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: D

PROPERTY CONSTRUCTION: Stone

PARKING: Parking for 2 cars

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas

*Broadband & Mobile

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

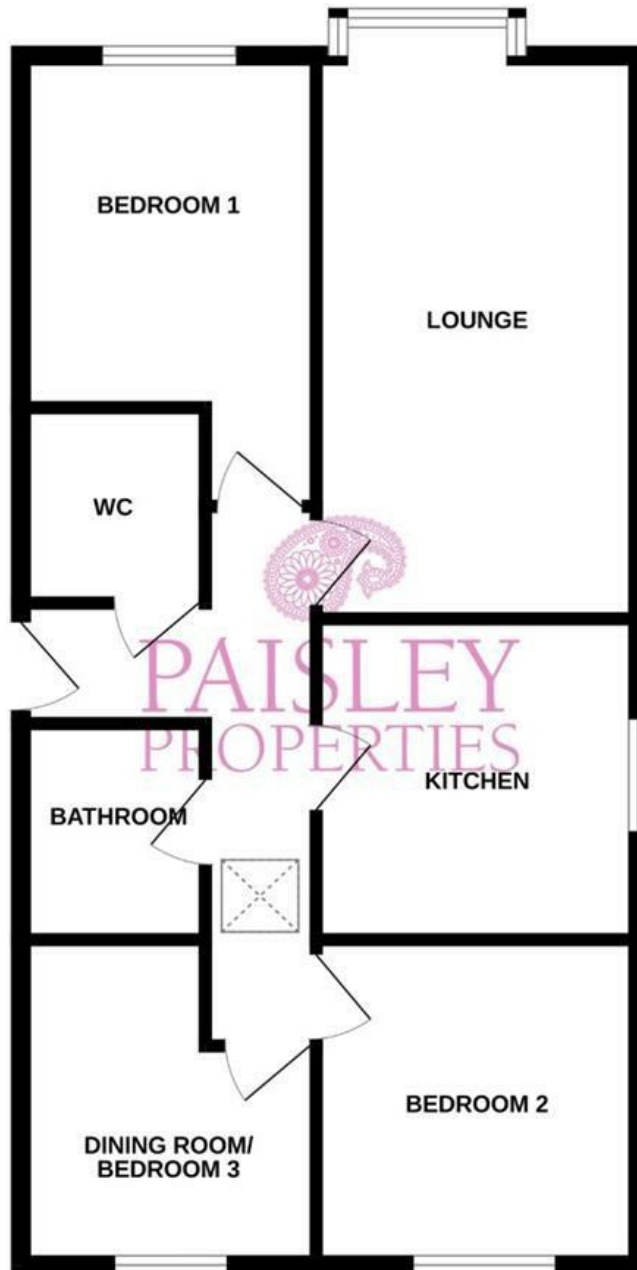
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

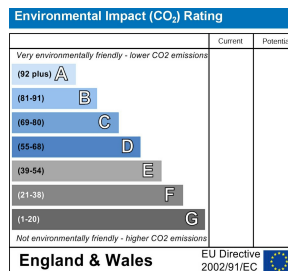
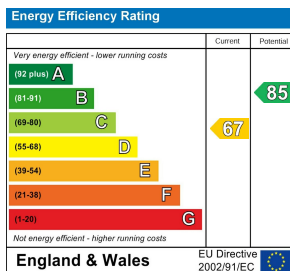
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.



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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