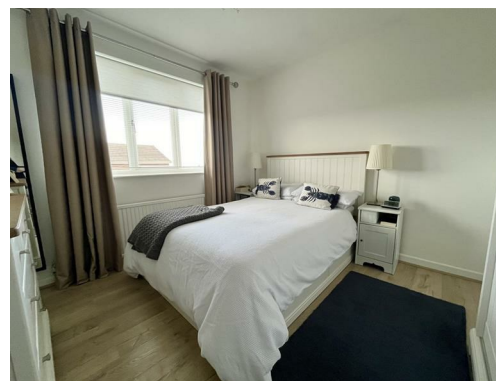


53 Beechfield Avenue,  
Skelmanthorpe HD8 9BZ

OFFERS AROUND  
£335,000



POSITIONED AT THE TOP OF A PEACEFUL CUL-DE-SAC WITH VILLAGE AMENITIES CLOSEBY, THIS SUPERB FOUR BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY PRESENTED THROUGHOUT AND BENEFITS FROM STYLISH FIXTURES AND FITTINGS, SPACIOUS LIVING ACCOMMODATION, OFF ROAD PARKING AND CHARMING GARDENS TO THE FRONT AND REAR.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 2'11" max x 8'3" max**

You enter the property through a part glazed composite door into the entrance hallway which has practical laminate flooring and space to remove your coats and shoes. Doors open to the WC and living room.



### **DOWNSTAIRS WC 3'6" max x 7'9" max**

Located off the entrance hallway, this handy cloakroom is fitted with a two piece white suite including a low level WC and pedestal hand wash basin with separate hot and cold taps. There is a front facing obscure glazed window, space to hang your coats and laminate flooring flows in from the hallway.



### **LIVING ROOM 11'1" max x 20'7" max**

Spanning the width of the property, this spectacular living room really is the heart of the home and has an abundance of space for freestanding furniture. There is laminate flooring, an electric fireplace with a chunky timber surround creates a great focal point and a front facing window fills the room with light. Doors lead to the hallway and dining room.



**DINING ROOM 10'2" max x 13'0" max**

This wonderful formal dining room is the perfect place to sit and enjoy delicious meals with loved ones and can easily accommodate a large family dining table and chairs. French patio doors open onto the rear garden which is ideal for the warmer months and laminate flooring completes the space. Doors lead to the living room and kitchen and a ranch style staircase rises to the first floor landing.





### **KITCHEN 9'11" max x 12'11" max**

The kitchen is fitted with a range of shaker style white and grey wall and base units, wood effect work surfaces with matching up-stands, white tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. The current owners are kindly including within the sale: the range cooker, large freestanding fridge freezer, kitchen island, grey larder cupboard and dishwasher. There is space/plumbing for a washing machine and tumble drier and a rear facing window overlooks the pretty garden. Laminate flooring finishes the room nicely, a door leads to the dining room and an external composite door opens to the side of the property.





### **FIRST FLOOR LANDING**

Stairs ascend from the dining room to the first floor landing which has doors to the four bedrooms, handy storage cupboard and house bathroom. A loft hatch with pull down ladder allows access into the part boarded loft space.

### **BEDROOM ONE 11'1" max x 11'9" max**

Positioned to the front of the property, this fabulous double bedroom is bright and airy and has a corner cupboard to one side. There is laminate flooring underfoot and a front facing window provides a pleasant outlook over the quiet cul-de-sac and towards Emley Moor mast. A door leads to the landing.



**BEDROOM TWO 9'9" max x 11'9" max**

Another good sized double bedroom this time situated to the rear of the property with views over the garden and beyond from its window. There is a great amount of space for freestanding furniture and fitted corner cupboard. A door leads to the landing.



**BEDROOM THREE 9'11" max x 6'9" max**

This lovely bedroom is also found to the rear of the property and has a rear facing window, laminate flooring and tasteful neutral decor. A door leads to the landing.



**BEDROOM FOUR 6'5" max x 9'10" max**

Beautifully presented, this charming single room could alternatively make a great home office, hobby room or nursery and has a fitted cupboard to one wall. There are similar views to bedroom one from its window and laminate flooring completes the space. A door leads to the landing.



**HOUSE BATHROOM 7'8" max x 5'6" max**

The bathroom is fitted with a three piece white suite including a bath with shower over and glazed screen, low level WC and a vanity hand wash basin with mixer tap over. The room is partially tiled with attractive white wall tiles, there is complimentary laminate flooring, a side facing obscure glazed window floods the room with light and a door leads to the landing.



## REAR GARDEN

To the rear of the property there is a brilliant south facing garden which is partially enclosed and has a large lawned area and patio adjoining the property allowing for al-fresco dining and entertaining. The garden is surrounded by colourful hedges, shrubs and plants and is the ideal place to sit and soak up the sunshine on a nice day.







### **FRONT, GARAGE AND PARKING**

To the front of the property there is a generous open lawned garden with a garden path to the front door and a long driveway running up the side of the property providing off road parking for several vehicles. The driveway leads up to a detached single garage which has an up and over door, power and light.



**VIEWS**



**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.

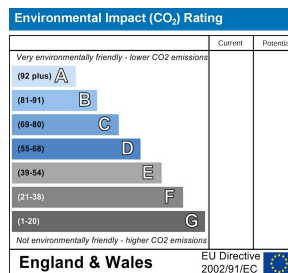
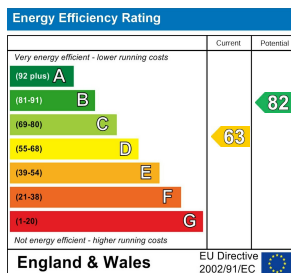
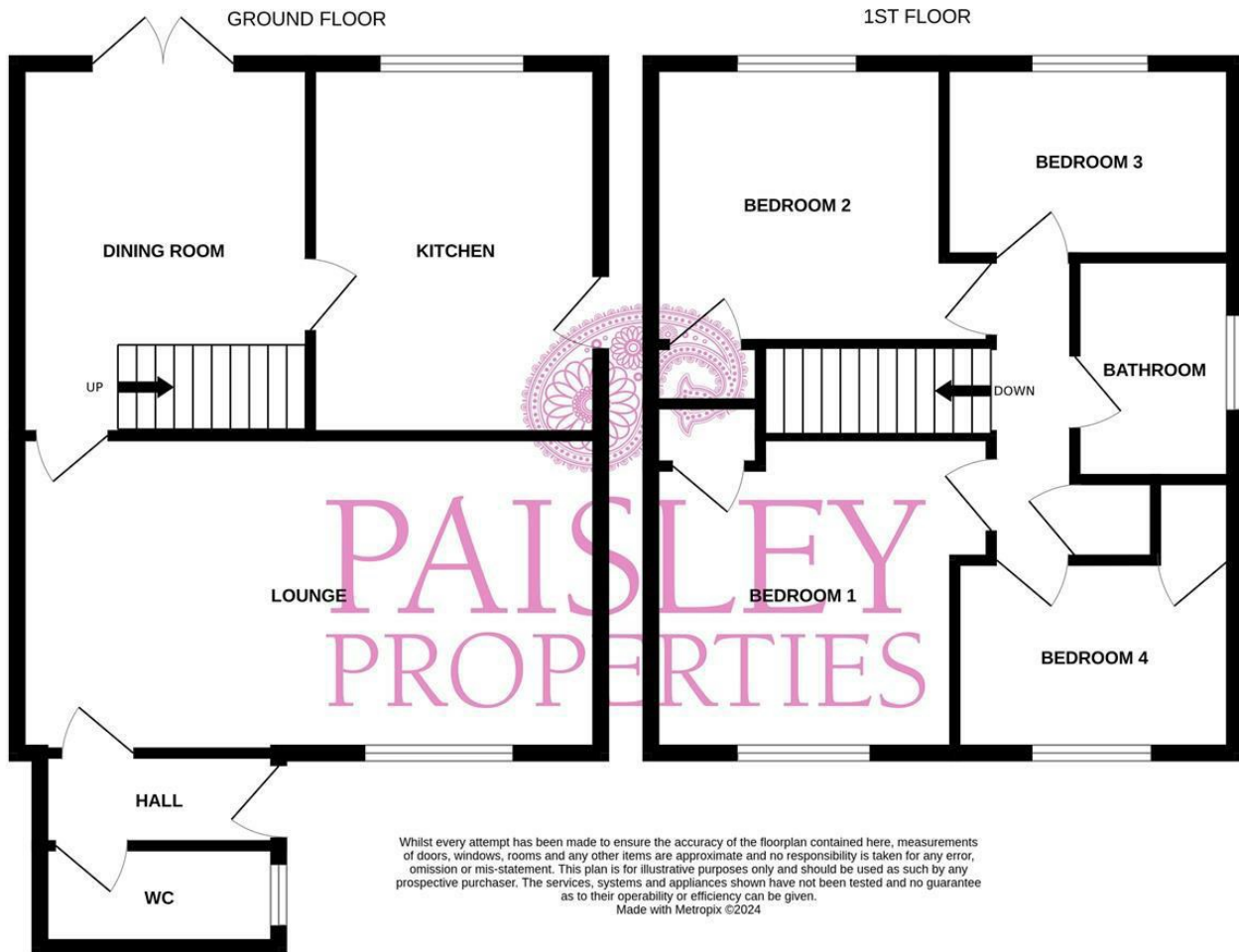
**PAISLEY MORTGAGES**

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.



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

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

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

