

120 Bedale Drive,
Skelmanthorpe HD8 9EU

OFFERS AROUND
£425,000



THIS UNIQUE FOUR/FIVE BEDROOM DETACHED FAMILY HOME HAS BEEN SUBSTANTIALLY EXTENDED IN RECENT YEARS AND IS READY TO MOVE INTO, BENEFITING FROM SPACIOUS GROUND FLOOR ACCOMMODATION, VERSATILE BEDROOM SPACE, EXTENDED DETACHED GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES.

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

PAISLEY
PROPERTIES

PORCH 7'3" max x 3'5" max

You enter the property through a glazed uPVC door into this handy entrance porch which has plenty of space to remove your coats and shoes on arrival. There is practical tiled flooring and a glazed uPVC door opens to the hallway.

ENTRANCE HALLWAY 6'9" max x 12'8" max

This welcoming entrance hallway has laminate flooring and doors to the second reception room, lounge and kitchen. There is a useful under-stairs cupboard ideal for storing household items and a spindled staircase rises to the first floor landing.

**SECOND RECEPTION ROOM 7'3" max x 12'9" excl wbe**

This versatile space has been used as a bedroom in the past but could alternatively make a great home office, gym or play room. There is a bank of fitted wardrobes to one wall, laminate flooring and a front facing window. Double doors lead to the entrance hallway.

**LOUNGE 12'9" max x 12'6" max**

Bursting with natural light, this cosy lounge is a lovely place to sit and relax and has a front facing window overlooking the quiet street. There is neutral decor, double doors lead to the dining area and another door leads back to the entrance hallway.



DINING AREA 10'5" max x 10'10" max

This charming formal dining area has plenty of space for a large family dining table and chairs and is a wonderful place to enjoy delicious meals with loved ones. There is a serving hatch to the kitchen, LVT flooring and double doors lead to the lounge. The room then opens to the snug.



SNUG 19'6" max x 9'2" max

Located within the extension, this fabulous addition to the property is currently used as a snug/sitting room and has Bifold doors providing pleasant views over the garden. This sociable room has an abundance of space for furniture and has a gas fire to one wall creating a great focal point to the room. LVT flooring flows in from the dining room and a large serving hatch opens to the kitchen.



KITCHEN 8'11" max x 10'9" max

The kitchen is fitted with a range of gloss wall and base units, contrasting roll top work surfaces, tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric double oven and four ring gas hob with extractor fan over and there is space/plumbing for a fridge freezer and dishwasher. Vinyl flooring completes the space and doors lead to the entrance hallway and utility room.



UTILITY ROOM 7'2" max x 7'1" max

Situated off the kitchen, this useful space has fitted cupboards to one side and space/plumbing for a washing machine and tumble drier. A Velux window fills the space with light, there is laminate flooring and doors lead to the WC and kitchen. An external uPVC door opens to the rear garden.



DOWNSTAIRS WC 3'1" max x 7'3" max

Fitted with a low level WC and vanity hand wash basin with mixer tap over. There are tiled splash backs, laminate flooring and a door leads to the utility room.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a side facing window and doors to the four bedrooms and shower room. A loft hatch provides space into the boarded loft space.

BEDROOM ONE 15'4" max x 9'2" max

Positioned within the extension, this spectacular double bedroom is bursting with natural light courtesy of the two rear facing windows. There is neutral decor, ample space for bedroom furniture and doors lead to the en-suite, landing and bedroom three.



EN-SUITE 3'9" max x 9'1" max

The en-suite is fitted with a stylish three piece suite including a double shower cubicle with rainfall style shower and handheld attachment, vanity hand wash basin with mixer tap and low level WC. The room is fully tiled with grey wall tiles, there is complimentary vinyl flooring and a side facing obscure glazed window floods the room with light. Spot lights complete the space, there is a heated towel rail and a door to the bedroom.



BEDROOM TWO 12'8" max x 11'5" into wbe

Flooded with natural light, this superb double bedroom has a bank of fitted wardrobes to one wall and still has copious amounts of space for bedroom furniture. There is a front facing window, neutral decor and a door leads to the landing.



BEDROOM THREE 11'1" max x 11'4" max

With doors to the main bedroom and landing, this space is extremely flexible and was previously used as a home office off the main bedroom to allow a separate space for someone working from home. Being generous in size, the room could be used as a double bedroom and has a side facing window and a fitted wardrobe.



BEDROOM FOUR 8'0" max x 8'5" max

Currently used as a home office, this lovely single bedroom has laminate flooring and could alternatively make a great child's room, hobby room or walk in wardrobe and has a fitted cupboard above the stairs. There is a front facing window and a door leads to the landing.



SHOWER ROOM 5'1" max x 7'9" max

This contemporary shower room is fitted with a three piece white suite including a double shower cubicle with rainfall style shower over and handheld attachment, vanity hand wash basin and low level WC. The room is fully tiled with light grey wall tiles, there is vinyl flooring and spot lights to the ceiling. A side facing obscure glazed window fills the room with light and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a beautiful level lawned garden which enjoys colourful flowerbed borders and has a patio to one side. There is access around both sides of the property to the front.



FRONT, GARAGE AND PARKING

To the front of the property there is an artificial lawn and a large, long driveway providing ample off road parking for several vehicles. The driveway leads up to a detached garage which has been slightly extended to the rear and has an electric door, power and light.





CCTV

The property is installed with wire fitted CCTV which the current owners will be leaving at the property for the new owners.

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.

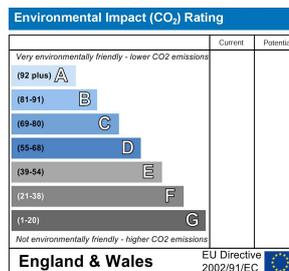
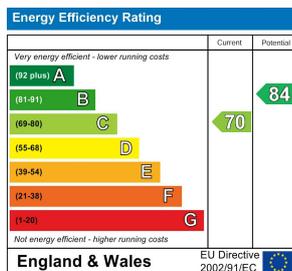
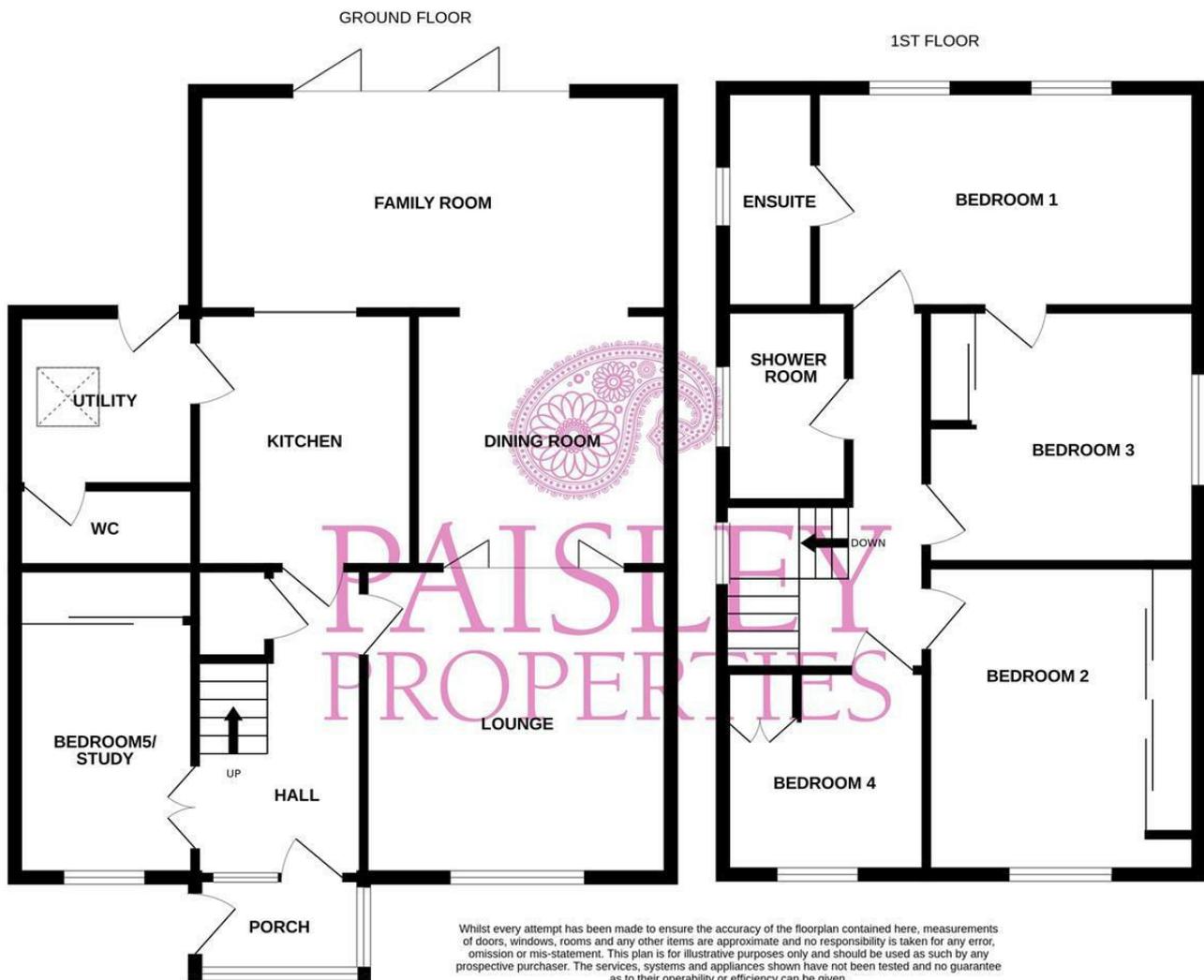
PAISLEY MORTGAGES

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 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 for a free, no obligation quote or for more information.



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