

103 Bedale Drive,  
Skelmanthorpe HD8 9EU

OFFERS AROUND  
£300,000



THIS BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW SITS ON A QUIET CUL - DE SAC WITH FRONT, BACK AND SIDE GARDENS, DRIVEWAY AND SINGLE GARAGE.

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

PAISLEY  
PROPERTIES

**ENTRANCE HALL 10'0"ax x 10'9"ax**

You enter this property through a door to the side of the property that leads into a spacious L shaped hall way with a wooden floor and neutral decor. There are doors leading to the kitchen, lounge, two bedrooms and shower room and a hatch that gives access to loft space which is boarded and carpeted.

**KITCHEN 9'5"apx x 9'5"apx**

This is a good sized kitchen fitted with white stylish base and wall units, black marble effect worktops, white tiled splashbacks, stainless steel sink and separate drainer. The kitchen also houses an electric oven, induction hob and a built in extractor fan. There is ample space for a freestanding fridge freezer, plumbing for a washing machine, front facing window, black tile effect vinyl flooring and neutral decor. A door leads to the entrance hall.

**LOUNGE 17'0" max x 11'5" max**

Generously proportioned this room has plenty of space to house both dining and living room furniture. The room is neutrally decorated and is flooded with natural light courtesy of the large front facing bay window and there is door that leads to the hallway.



**BEDROOM ONE 9'0" max x12'7" max**

This is a superb double bedroom which sits to the rear of the property overlooking the gardens. It boasts plenty of space for free standing furniture as well as housing fitted mirrored wardrobes to one wall. It has a large window bringing in plenty of natural light and neutral decor. The door leads to the hallway.



**BEDROOM TWO 9'11" apx x 9'7" apx**

A second double bedroom with French patio doors that lead out to a paved area in the rear garden, this room is a versatile space that could be also used as an extra reception room. The door leads into the hallway.



**SHOWER ROOM 6'1" apx x 5'5" apx**

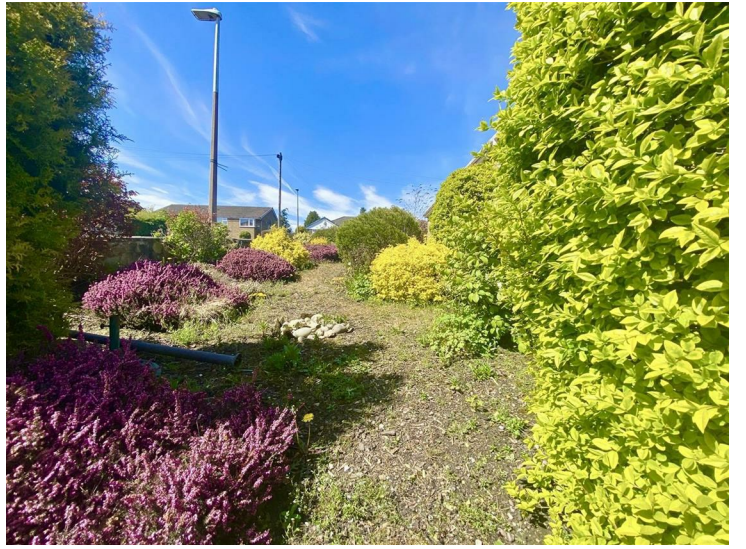
A modern room housing a corner shower cubicle with rain fall effect shower head, pedestal hand wash basin and low level W.C. The room is fully tiled with white tiles with silver vinyl flooring. There is a large obscure glazed window overlooking the side of the property and door leading to the hallway.

**DRIVE AND GARAGE**

A long driveway leads down the side of the house to a single garage which has an up and over door, light and power.

**GARDENS**

There are gardens to three sides of the property, to the front and side there are low maintenance pebbled gardens with mature shrubs and to the rear there is a good sized patio perfect for housing outdoor furniture bordered with raised flower beds. There is access all around the property.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION: BRICK

PARKING: YES - DRIVE AND GARAGE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - CURRENTLY WITH BT AND EE.

BUILDING SAFETY: NOTHING KNOWN.

RIGHTS AND RESTRICTIONS: NOTHING KNOWN

FLOOD & EROSION RISK: NOTHING KNOWN

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA: SKELMANTHORPE WAS HISTORICALLY A MINING 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 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.

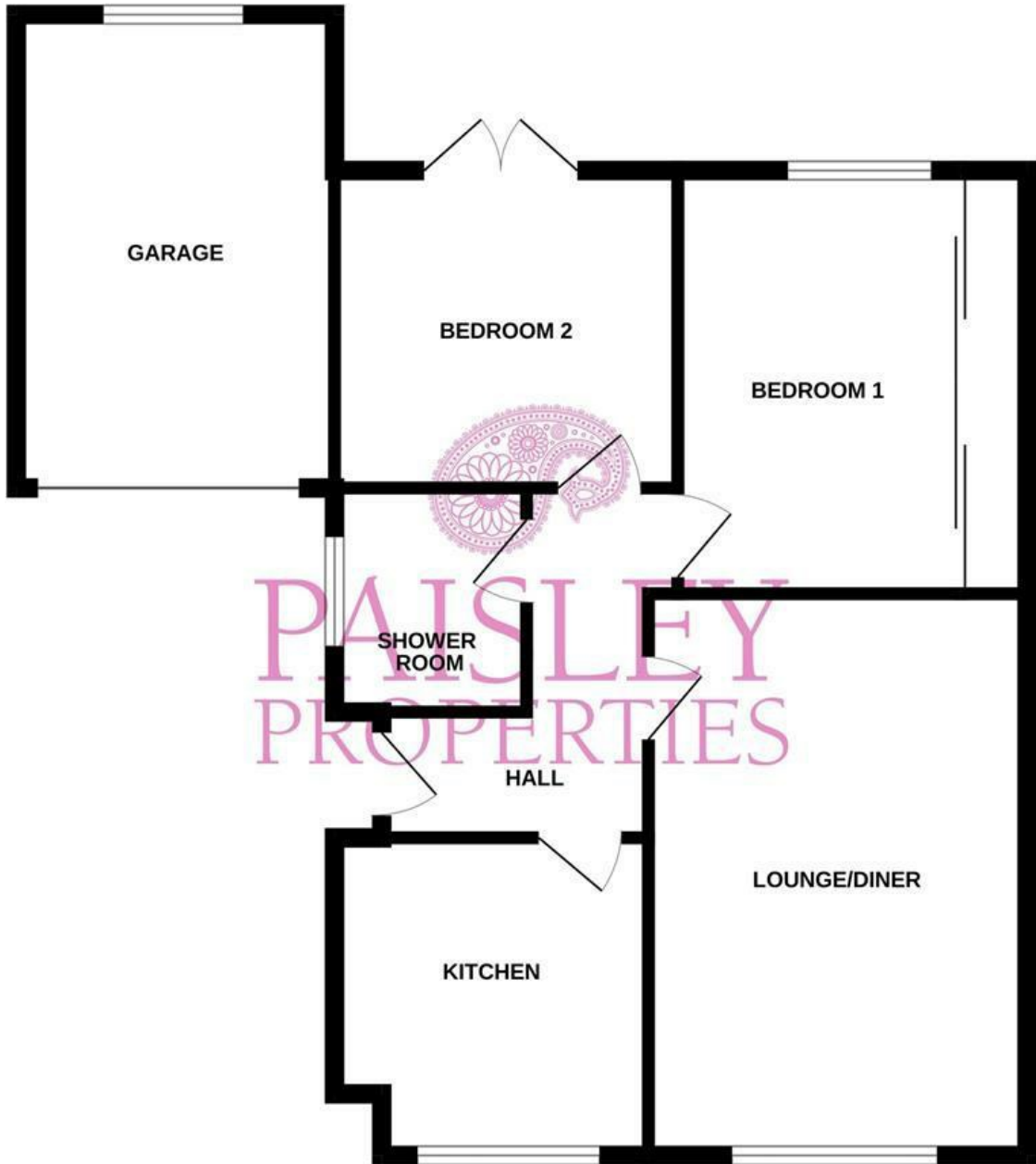
## **PAISLEY MORTGAGES**

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.



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                                 |  |                         | 86        |
| (81-91) B                                   |  | 66                      |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 86        |
| (81-91) B   |  | 66                      |           |
| (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 |           |

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

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