

122 Bedale Drive,  
Skelmanthorpe HD8 9EU

OFFERS AROUND  
£375,000



THIS SPACIOUS THREE BEDROOM DETACHED BUNGALOW HAS A LARGE ATTIC ROOM  
AND SITS ON GENEROUS PLOT INCLUDING GARDENS, DRIVE AND GARAGE.

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

PAISLEY  
PROPERTIES



### **SIDE PORCH 11'1" apx x 4'0" apx**

You enter the property through a part glazed timber door into a well thought-out addition to the property, this side porch. The porch provides sheltered access between the kitchen and garage. There is space for freestanding storage, glazing to three sides, a timber clad ceiling and doors through to the garage and kitchen.



### **KITCHEN 11'8" apx x 9'3" apx**

Comprising of wall and base units, roll top work surfaces, tiled splash backs and one and a half bowl stainless steel sink and drainer with mixer tap this good sized kitchen sits alongside the dining room, providing the potential to open up the two spaces. There is a double electric oven, induction hob, wall extractor, space for a fridge freezer, washing machine and tumble dryer. A window looks out over the rear garden, there is vinyl flooring underfoot and doors lead to the side porch and dining room.





### **DINING ROOM 12'8" apx x 11'10" apx**

Located at the heart of the property this generously sized dining room has plenty of space for a table and chairs alongside other freestanding furniture and has glazed double doors to both the lounge and conservatory enabling the entire living space to have a very open plan feel when opened or more defined areas when closed. Further doors lead to the hallway and kitchen.



### **LOUNGE 14'2" apx x 11'10" apx**

Flooded with natural light courtesy of the large front facing window this spacious lounge has an abundance of room for a range of furniture and has an attractive wood panelled feature wall which also houses a wall mounted electric fire. The room is neutrally decorated and has glazed double doors which open to the dining room.





### **CONSERVATORY 8'10" apx x 11'5" max**

Providing the perfect space to sit and enjoy the garden from inside this superb addition to the property offers versatile living accommodation and has glazing to three sides including doors which open out onto the patio. The room has a ceiling fan and air conditioning units and glazed double doors open to the dining room.



### **HALLWAY 17'8" max x 4'10" apx**

Separating the bedrooms and living rooms is this sizeable hallway which also has a staircase up to the attic room. Doors lead to the three bedrooms, shower room and dining room.

### **PORCH 4'3" apx x 7'9" apx**

This handy porch offers another entrance into the property and has space to remove and store outside coats and shoes. There is an angled timber clad ceiling, glazing to two sides, exposed brick wall and glazed doors which leads to the hallway and front garden.





### **BEDROOM ONE 11'6" apx x 9'11" apx**

Positioned to the front of the property is this well proportioned double bedroom which also benefits from a bank of fitted wardrobes with sliding doors. The room has a front facing window with outlook over the garden and street beyond and a door which leads to the hallway.



### **BEDROOM TWO 10'5" apx x 11'10" apx**

A second double bedroom this room sits centrally between bedrooms one and three and has a side facing window. The room can comfortably accommodate freestanding furniture and has a door leading to the hallway.





### **BEDROOM THREE 10'4" apx x 8'7" (9'11" into door)**

Enjoying a lovely view over the rear garden from its window is this third double bedroom. The room has a wall of fitted wardrobes with sliding doors and a door that leads to the hallway.

### **SHOWER ROOM 7'11" apx x 8'3" apx**

Fitted with a modern three piece white suite this wet room includes a walk in double shower with mains fed shower and glazed screen, a hand wash basin which sits upon a work surface with drawers underneath and a low level w.c. There are pvc panels around shower, spot lighting, an obscure glazed rear facing window, chrome heated towel rail and vinyl flooring. A door leads to the hallway.



### **ATTIC ROOM 30'1" apx x 11'10" apx**

An open staircase from the hallway leads up to this impressive attic room which has Velux windows allowing natural light to cascade in. There are exposed ceiling beams and angled ceilings alongside under eaves storage. This room provides fantastic, easily accessible loft space or would make a wonderful hobby room/occasional room if desired.





## **GARAGE AND DRIVE**

This good sized garage has an electric up and over door, light and power.





## GARDENS

The plots wraps around all four sides of the bungalow and includes a large block paved driveway, low maintenance front garden with mature shrubs and trees, and two side gardens, one laid to lawn and the other a pathway with well stocked borders. To the rear is a much loved garden with greenhouse, workshop/shed, patio with pergola, artificial lawn, flower bed borders including a barked border planted with wildflower.







## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have been structural alterations to the property - extended into the loft. 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 100mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.



**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**

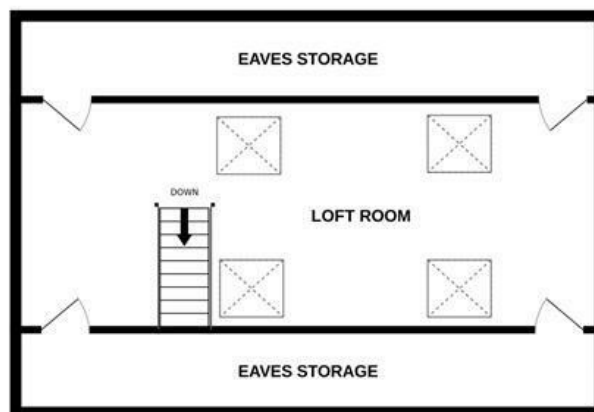
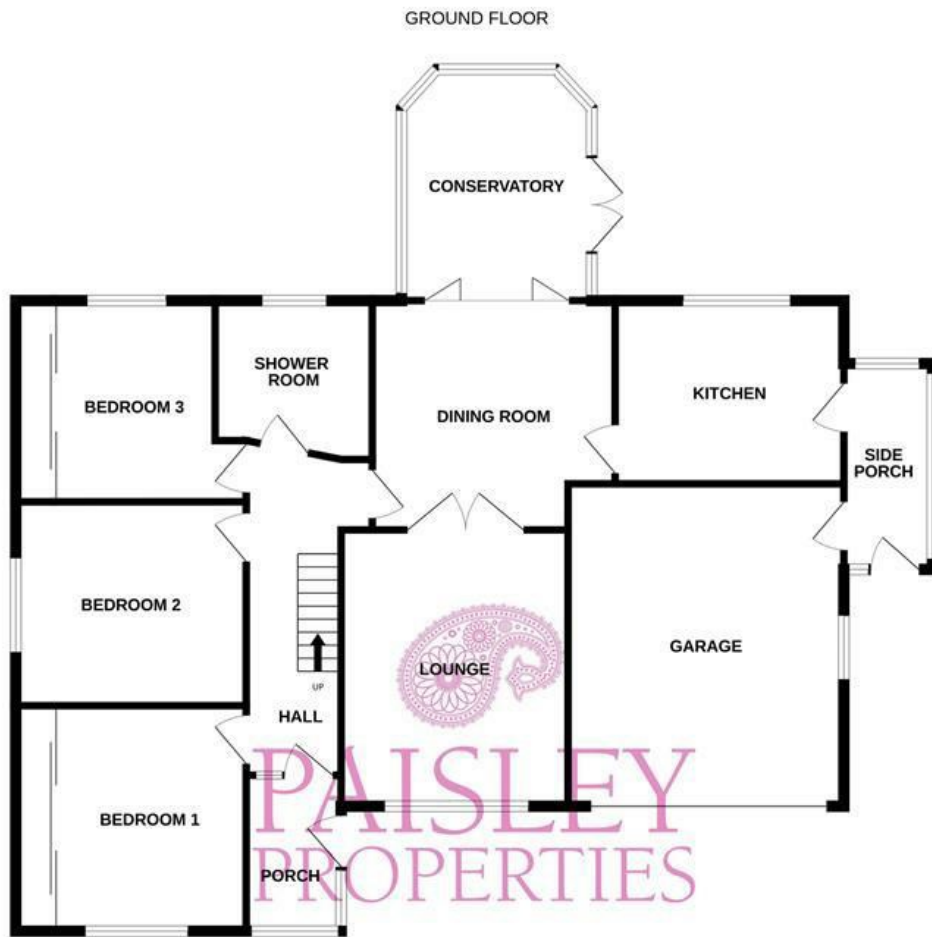
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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	63	79
(81-91) B		
(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			
(81-91) B			
(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	

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