

121 Bedale Drive,
Skelmanthorpe HD8 9EU

OFFERS AROUND
£330,000



THIS SUPERB THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME BENEFITS FROM SPACIOUS LIVING ACCOMMODATION, OFF ROAD PARKING, SINGLE GARAGE AND EXTENSIVE REAR GARDENS

ENERGY RATING: D66 / COUNCIL TAX BAND: C / FREEHOLD

PAISLEY
PROPERTIES

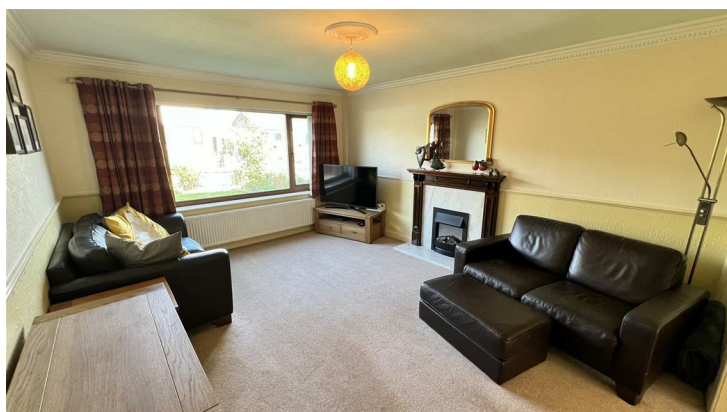
ENTRANCE 15'6" x 6'11" approx

You enter the property through a decorative part glazed uPVC door into the spacious hallway where there is an abundance of natural light flooding through the door and matching glazed side panels. There is plenty of space to remove and store coats and shoes, and a small door to the far end gives access to the under stairs cupboard which provides additional useful storage space. The hallway is decorated in neutral tones, has beautiful wood effect laminate flooring, pendant lighting and doors lead to the lounge and kitchen and a staircase rises to the first floor.



LOUNGE 15'6" x 12'2" approx.

Positioned to the front of the property, this generously sized lounge has an electric log effect fire sitting within a modern fire surround and hearth which creates a lovely focal point. The room is light and airy courtesy of the large front facing bay window which looks out to the front garden and double doors open to the dining room creating a lovely open sociable feel to this living space. The room has been decorated in neutral tones, has carpeted flooring, pendant lighting, decorative ceiling rose and moulded coving.



KITCHEN 10'9" x 8'10" approx.

This modern kitchen is fitted with a range of wood effect wall and base units, solid wood block worktops with matching upstands, tiled splash backs and a ceramic sink and drainer with mixer tap over. Integrated appliances include an electric double oven and four electric hob with extractor fan over and there is space/plumbing for an upright fridge freezer, washing machine and dishwasher. The kitchen leads directly onto the Orangery and wood effect laminate flooring completes the room.



ORANGERY 16'7" x 8'9" approx.

This fabulous addition to the property creates a truly versatile space and is currently used as a dining area and additional seating area, but it could lend itself to a variety of uses. The sociable room has glazing to three sides, doors to the rear leading out to the garden, a door to the side leading to the garage and has recently had a solid tiled roof fitted. The space is decorated in neutral tones, has wood effect laminate flooring and double doors lead to the dining room / Snug.



DINING ROOM / SNUG 10'9" x 10'1" approx

Currently used as a snug/second living room, this versatile space would make a charming formal dining area as there is plenty of space for a large family table and chairs. The room has double doors leading to the lounge and orangery, which gives it a lovely open feel and makes it a great room for entertaining. There is carpeted flooring, pendant lighting and neutral decor.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side facing window providing natural light in and doors lead to three bedrooms and house bathroom and separate W.C. A hatch to the ceiling gives access to the loft space, and carpeted flooring and pendant lighting complete the room.



BEDROOM ONE 13'10" x 9'2" approx.

This spacious double bedroom, positioned to the front of the property, has pleasant views across the neighbourhood and towards Emley Moor Mast from its large uPVC window. The room benefits from a range of fitted wardrobes and drawers to one side and still has plenty of space for additional free standing bedroom furniture. The room has carpeted flooring, pendant lighting and a door leads on to the first floor landing.



BEDROOM TWO 12'7" x 10'11" approx.

Located to the rear of the property is this good sized double bedroom which has a large window overlooking the wonderful rear garden and beyond. The room has plenty of space for freestanding bedroom furniture and benefits from carpeted flooring, a wall mounted radiator and adjustable spotlights to the ceiling.



BEDROOM THREE 8'5" x 8'2" approx

This small double bedroom is light and airy and has a front facing window with the same pleasant outlook as bedroom one. There is space for free standing bedroom furniture, carpeted flooring, pendant lighting and a door leads onto the first floor landing.



SEPARATE W.C. 5'2" x 2'9" approx.

Fitted with a low level WC and wall hung hand wash basin with mixer tap over. The room is partially tiled, has tile effect laminate flooring and a door leads to the landing.

BATHROOM 8'1" x 4'9" approx.

This family sized bathroom is fitted with a white three piece bathroom suite comprising of panelled bath with mixer tap, separate shower cubicle with thermostatic bar shower and a vanity unit hand wash basin with mixer tap. The room is fully tiled in grey wall tiles with contrasting patterned border around the room and has contrasting tile effect vinyl flooring. There is a rear facing obscure glazed window and a door which leads onto the first floor landing.



FRONT GARDEN, GARAGE AND PARKING

To the front of the property is a pretty open lawned garden with low boundary walls on two sides and established plants and hedges giving it a lovely feel. A block paved driveway provides off road parking for 1 vehicle and gives access to the attached garage a pathway leads to the front door.

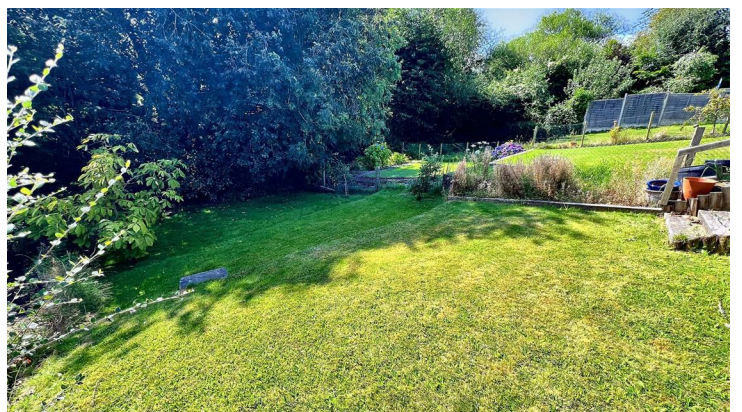
The single garage has a remote controlled electronic roller door, Lighting and several power points, a car charging port, space for additional white goods and the combination boiler is located here. A door leads out to the rear garden.

REAR GARDEN

To the rear of the property is a superb generously sized family garden which has been beautifully landscaped to create three wonderful spaces for all the family, setting apart from other houses currently available. Adjacent to the property is a large multi-level block paved patio, which is the perfect size for outside dining and entertaining, as there is lots of room for dining tables and chairs, sofas and lounge sets. The patio extends along the front of the orangery and around the side to the rear of the garage where there is additional storage space.

Leading from the patio, there is a superb large lawn which is enclosed by brick walls and timber fencing, creating a lovely private feel. The garden has timber planters down one side with well established plants and shrubs growing. There is a large timber shed towards the bottom of the lawned garden which is perfect for storing garden items and has plenty of space for storing garden items behind it.

The lower part of the garden is again lawned, but is tiered giving the ability to define the areas even further. There is plenty of space for children to run around in and it could easily house swings, slides and other outdoor play equipment, giving the children a space of their own.



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 C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage/Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations to the property. 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.

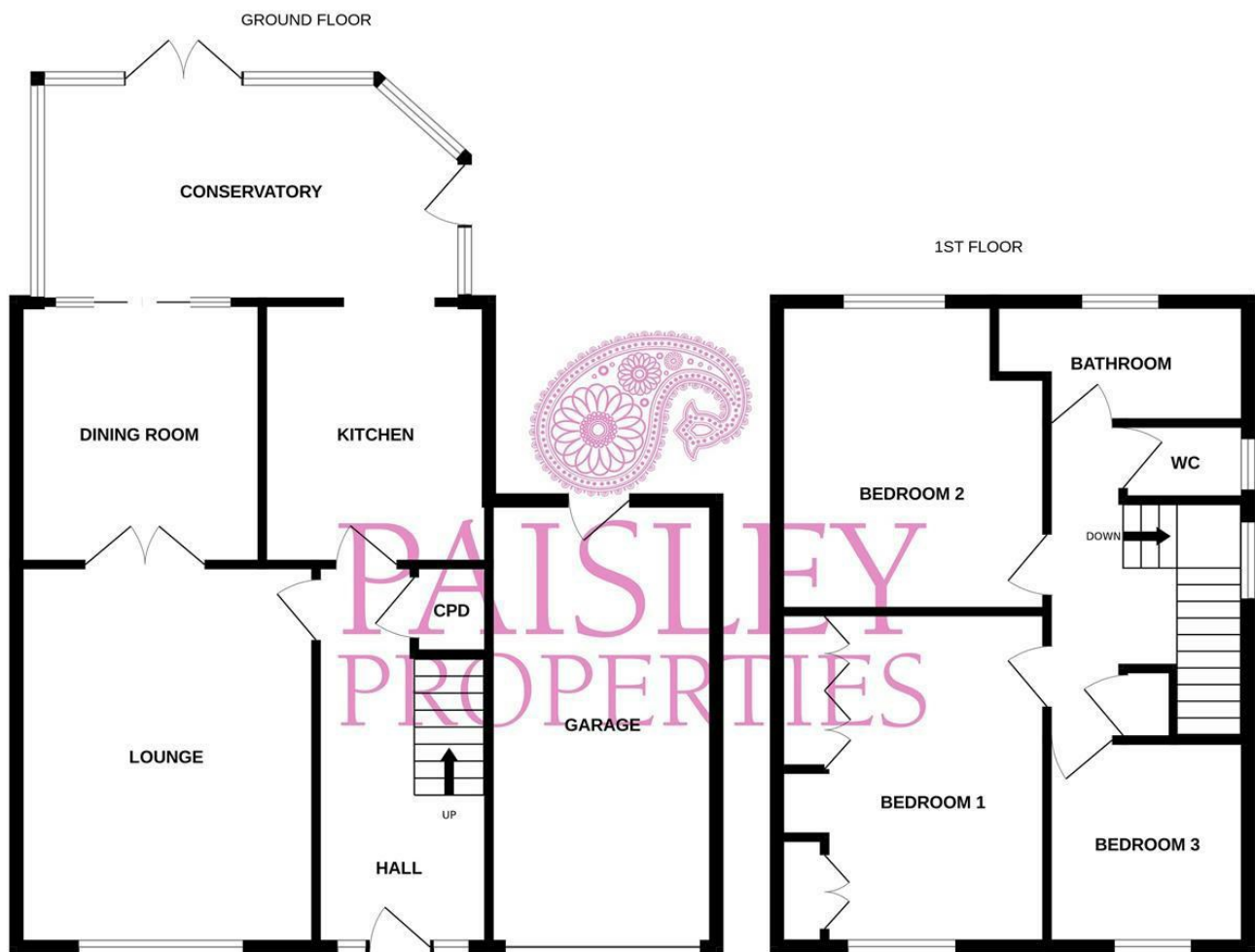
PAISLEY MORTGAGES

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 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.



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		
(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	66	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

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