

11 Beechfield Avenue,  
Skelmanthorpe HD8 9BZ

OFFERS AROUND  
£250,000



THIS SPACIOUS TWO BEDROOM BUNGALOW SITS ON A GOOD SIZED PLOT WITH BOTH FRONT AND REAR GARDENS, LONG DRIVEWAY, DETACHED GARAGE AND SEPARATE GARDEN BUILDING.

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

PAISLEY  
PROPERTIES

### **KITCHEN 13'2" x 9'4"**

You enter the property through a uPVC door into the kitchen which is light and airy courtesy of a front facing window. This modern kitchen is fitted with beech effect base and wall units, roll top laminate worktops, neutral tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise an electric double oven and a four burner gas hob with a concealed extractor fan over, There is space and plumbing for a slimline dishwasher and a washing machine and room for a tall fridge freezer. A strip light to the ceiling and mocha vinyl flooring completes the room. Doors lead to the dining room and hallway.



### **LIVING ROOM 16'9" x 11'4" max**

Positioned to the front of the property with a lovely bay window offering views out to the front garden and street beyond, this lovely large living room has space for lounge furniture and a dining table too if required. A central modern chrome light fitting and neutral carpet finished the room. A door leads to the kitchen.



### **HALLWAY 6'3" x 3'4"**

Nestled between the living accommodation and bedrooms this spacious hallway has a hatch to allow loft access and doors lead to the kitchen, two bedrooms and shower room.

### **BEDROOM ONE 12'7" x 11'0" max**

Positioned to the rear of the property with a window looking out into the garden, this generous double bedroom benefits from cream fitted wardrobes with a concealed desk space, neutral décor and has ample space for further freestanding items of bedroom furniture. A door leads into the hallway.



### **BEDROOM TWO 9'9" x 12'7" max**

This second double bedroom can also be found towards the rear of the property with a window overlooking the garden. Fitted wardrobes to one wall house the property's central heating boiler and a clever fold down guest bed along with offering storage. The room has neutral décor and carpet underfoot. A door leads to the hallway.



### **SHOWER ROOM 6'2" x 5'4" max**

This contemporary shower room is fitted with a white pedestal wash basin, a matching low level W.C. and a quadrant shower enclosure equipped with an electric shower. The walls are fully tiled with beige tiles with a striking decorative blue border and mocha vinyl flooring runs underfoot. A bathroom cabinet over the basin provides some storage. Spotlights to the ceiling and a chrome heated towel rail completes the scheme. An obscure window allows natural light to enter and a door leads to the hallway.



### **FRONT, PARKING & GARAGE**

To the front of the property is a well established planted front garden with a large block paved driveway which then stretches along the side of the property offering parking for multiple vehicles; this leads to a single detached garage with an up and over door, light and power.

### **REAR GARDEN**

A delightful garden with far reaching views over to Emley Moor Mast sits behind the property. A patio with decorative pebbled areas sits close to the house and provides a place for garden furniture, this leads to an artificial lawn with planted beds to the perimeter. A low wooden garden gate leads out to a footpath which runs along the rear of the property and allows easy access to the village.



### **GARDEN STUDIO 15'7" x 9'0"**

A large garden building which has been previously used as an artist's studio offers a light and airy versatile space which could be used as a games room or extra lounge having both light and power and an electric heater. Windows to dual aspects allow natural light to flood in. French doors open to the garden.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND: KIRKLEES BAND B

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA: NO

**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.

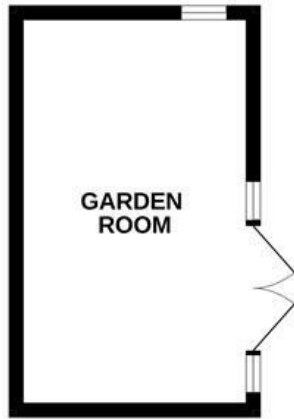
**PAISLEY MORTGAGES**

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			87
(81-91) B			
(69-80) C		71	
(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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