

2 Bedale Avenue,  
Skelmanthorpe HD8 9EX

OFFERS AROUND  
£280,000



**\*\* NO ONWARD CHAIN\*\* BURSTING WITH POTENTIAL, AND RIPE FOR RENOVATION OR EXTENSION SUBJECT TO PLANING, THIS GOOD SIZED THREE BEDROOM DETACHED PROPERTY SITS ON A GENEROUS CORNER PLOT AND BENEFITS FROM DRIVEWAY PARKING AND A GARAGE.**

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

**PAISLEY**  
PROPERTIES

Bursting with potential to extend (subject to planning) this superb three bedroom detached home sits on a corner plot in a quite village location. It has spacious accommodation and briefly comprises:- welcoming entrance hallway, spacious lounge, dining room, kitchen, conservatory, three good sized first floor bedrooms, shower room and separate W.C. Externally the property benefits from gardens on three sides consisting of lawned sections, established planted beds and shrubs/trees alongside a large driveway and detached single garage. Skelmanthorpe is a popular semi rural village with countryside walks on your doorstep and local amenities including shops, pubs, restaurants, bars, library, doctors surgery and well regarded schools.

### **ENTRANCE**

You enter the property through a part glazed uPVC door into this spacious hallway, where there is room to remove and store coats and shoes. The space is decorated in neutral tones, doors lead to the kitchen, lounge and downstairs storage.



### **LOUNGE 12'4" x 10'9" approx.**

This good sized lounge is located at the front of the property and is flooded with natural light courtesy of the large bay window. Tastefully decorated, the room is of good proportions, featuring a gas fireplace as a focal point and has plenty of space for freestanding living room furniture. A set of glass doors lead through to the dining room and a further door leads to the hallway. There is also a trap door underneath the floor in front of the fireplace which provides crawl space under the house.



### **DINING ROOM 10'10" x 10'5" approx.**

Positioned directly off the lounge, this bright and airy dining room is decorated in pale tones and has sliding patio doors leading out to the garden, sliding glass doors to the lounge and a quirky serving hatch into the kitchen. A door leads through to the lounge.



### **KITCHEN 10'10" x 7'4" approx**

This well equipped kitchen has an abundance of storage on offer and features white wall and base units, granite effect roll top work surfaces with tiled splashbacks and a stainless steel sink and drainer with mixer tap. Integrated appliances include a double electric oven, four ring gas hob with concealed extractor hood and there is space and plumbing for a washing machine, slimline dishwasher and under counter fridge. There are recessed spotlights, vinyl flooring underfoot and doors lead to the conservatory and hallway.



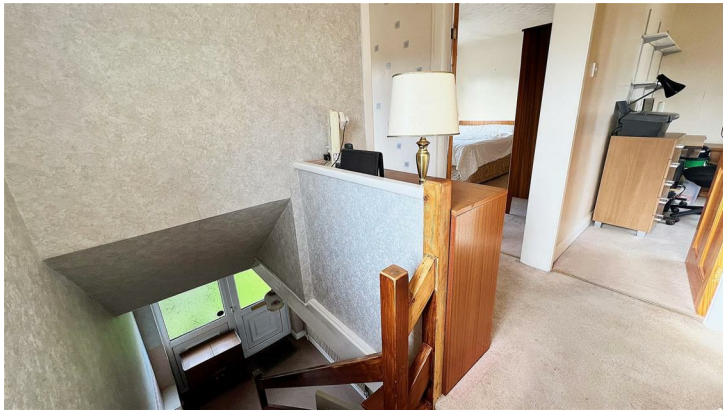
### **CONSERVATORY 16'2" x 7'7" approx**

This great addition to the property offers space for a second sitting area with a lovely outlook over the garden. There is glazing to three sides with a glazed single door which provides access to the rear of the property and the room has tiled flooring and gas central heating.



### **STAIRS AND LANDING**

Stairs ascend from the entrance hall to the first floor landing which has a side facing obscure glazed window allowing a good amount of light to flood the space. A hatch provides loft access and doors lead to the three bedrooms, shower room and separate W.C.



### **BEDROOM ONE 11'3" x 10'9" approx**

Located at the front of the property, this good sized double bedroom has a large uPVC window giving views over the garden, street and beyond. There is ample room for a variety of freestanding bedroom furniture. A door leads to the landing.



**BEDROOM TWO 11'3" x 10'10" approx**

Another tastefully decorated good sized double bedroom, this time located at the rear of the property and having views over the rear garden, drive and garage. There is ample space for freestanding bedroom furniture. A door leads through to the landing.



**BEDROOM THREE 8'1" (max) x 7'9" approx.**

This neutrally decorated good sized single bedroom is ideal for a child's bedroom. There is a front facing uPVC window and a handy storage cupboard above the bulkhead, perfect for storage. The room could alternatively be used as a home office, hobby room or dressing room. A door leads through to the landing.



### **SHOWER ROOM + SEPARATE W.C. 5'4" x 2'8"**

This modern shower room (8'0" x 4'10") is fitted with a large walk in shower cubicle with electric shower, pedestal hand wash basin with chrome taps and a corner storage cupboard, perfect for hiding all the bathroom essentials. The room is fully tiled with patterned tiles with an inset border and tile effect vinyl flooring runs underfoot. A door leads to the landing.

Perfect for a busy home, the separate W.C (5'4" x 2'8"). has a low flush W.C, a side facing obscure window and a door leading to the landing.





### **GARDENS, GARAGE AND PARKING**

Externally this property benefits from some wonderfully established gardens with large hedgerows along the sides of the lawn creating privacy. The front garden has a small lawn, established shrubs, bushes and plant beds, and a path leads from the street, to the front door and continues around both sides of the home. The side garden is mainly laid to lawn and has a stone wall and hedge border making it a lovely private space. The rear garden also has a lawned section, a large driveway and single detached garage with power and lighting.



## **MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage and Driveway

RIGHTS AND RESTRICTIONS:  
None known

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alternations 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

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**

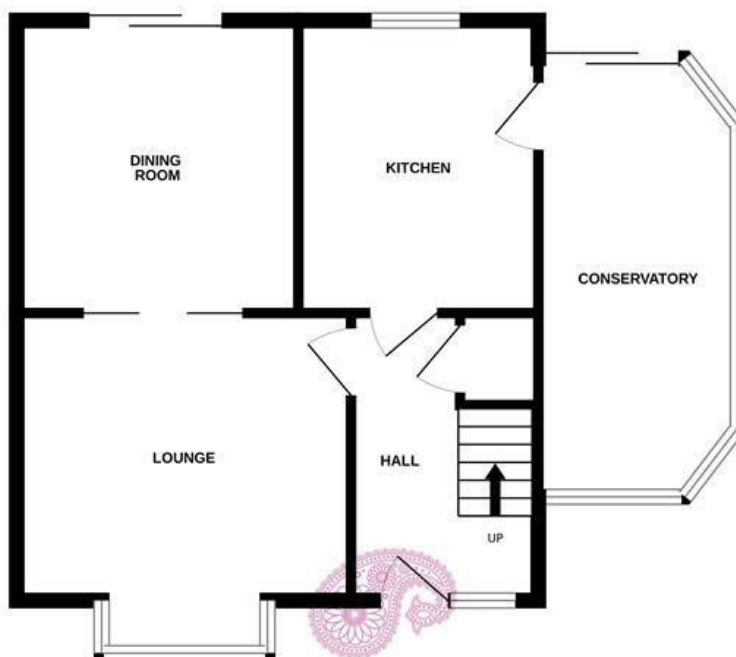
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

GROUND FLOOR



1ST FLOOR



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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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	

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

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