

12 Bedale Avenue,  
Skelmanthorpe HD8 9EX

OFFERS AROUND  
£400,000



THIS WELL PRESENTED EXTENDED THREE BEDROOM DETACHED FAMILY HOME SITS WITHIN AN ATTRACTIVE GENEROUSLY SIZED GARDEN BOASTING DRIVEWAY PARKING AND A FABULOUS DOUBLE GARAGE. FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY  
PROPERTIES

## SUMMARY

This well presented three bedroom extended detached home has been well maintained over the years and sits on a generous plot in a quiet village location just a short walk from the village centre. It provides spacious accommodation briefly comprising:- welcoming entrance hallway, light and airy dining kitchen, lounge, utility room, snug, three good sized first floor bedrooms and a house bathroom. Externally the property benefits from gardens to all sides with lawned sections, established planted beds and shrubs/trees and a greenhouse alongside a generous driveway and detached double garage. Skelmanthorpe is a popular semi rural village with countryside walks on your doorstep and local amenities including shops, pubs, restaurants, bars, library, doctor's surgery, sports clubs and well regarded schools. The village has good transport links to nearby towns and is well placed for commuting having easy access to the motorway network.

## ENTRANCE HALLWAY 6'9" apx x 13'4" apx



You enter the property through a white fully glazed obscure uPVC door with an obscure glazed side panel, both with perfect fit venetian blinds, into a lovely welcoming entrance hallway which is light and airy with practical wood effect laminate flooring running underfoot. A carpeted staircase with an oak and glass balustrade ascends to the first floor landing and there is a really useful understairs cupboard for storage. A door leads to the dining kitchen.

## DINING KITCHEN 19'8" apx x 10'10" apx max



Spanning the rear of the property and beautifully light courtesy of two windows and a set of patio doors which lead out to the garden, this fabulous dining kitchen is fitted with pale grey gloss base and wall units, contrasting dark worktops, white metro tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise an induction hob and a single electric fan oven. Appliances include an integrated fridge freezer and a freestanding dishwasher. There are spotlights to the ceiling and limed oak effect laminate flooring with underfloor heating. There is ample space to accommodate a large dining table and chairs. A set of double concertina doors open to the lounge creating the perfect entertaining space.



### **UTILITY ROOM 6'4" apx 10'0" apx**



Handily located just off the kitchen this modern utility room is fitted with grey gloss units providing copious storage finished off with a laminate work surface and space and plumbing for a washing machine. A window with a perfect fit blind allows natural light to enter and a part glazed composite door allows access to the rear garden. Internal doors lead to the kitchen and the snug.

### **SNUG 9'6" apx x 9'4" apx**



This versatile room is light and airy courtesy of a front facing window and is used as a snug / music room by the current owners. It would lend itself to being a playroom, hobby space or even a bedroom if required. A door leads to the utility room.

## **LOUNGE 12'5" apx x 12'9" apx**



Positioned to the front of the property with a large window offering views into the front garden and the quiet street beyond, this lovely tastefully decorated lounge has an electric fire in a polished marble surround as a focal point and ample space for lounge furniture. A set of double concertina doors open to the dining area.

## **FIRST FLOOR LANDING 6'7" apx x 7'11" apx**



A carpeted staircase with a modern oak and glass balustrade ascends to the first floor landing which has a side facing window allowing natural light to cascade in. Doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 9'1" apx x 11'4" apx**



This light and airy double bedroom can be found to the front of the property with a large window overlooking the street. There is ample space to accommodate freestanding bedroom furniture. There is carpet underfoot and a door leads to the landing.

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



Located to the rear of the property with lovely garden views from its window, this generous double bedroom benefits from a full range of fitted bedroom furniture. It is neutrally decorated with carpet underfoot. A door leads to the landing.

### **BEDROOM THREE 8'0" apx x 9'1" apx**



Fully fitted with a range of maple bedroom furniture including a built in bed and matching laminate floor, this third bedroom is of a good size and has neutral décor. A front facing window looks out to the street and allows natural light to flood in. A door leads to the landing.

### **HOUSE BATHROOM 8'0" apx x 7'10" apx**



This contemporary bathroom is fitted with a four piece white suite comprising a corner bath with chrome taps, a walk in shower enclosure, a pedestal hand wash basin and a low level WC. The walls are tiled with mosaic tiles in shades of blue and green and there is subtle blue wood grain effect panelling to the ceiling with spotlights. Vinyl flooring runs underfoot and a white heated towel radiator and two bathroom mirror cabinets complete the room. A large obscure window allows natural light to enter and a door leads to the landing.

### **GARAGE & PARKING 17'10" apx x 18'9" apx**

To the front of the property sits a generous driveway with parking for several vehicles, this leads to a double garage which has twin up and over doors, light and power.

## GARDENS



The property sits on a fabulous plot with a wrap around garden, there is a lawned garden to the front with well established shrubs to the perimeter. To the rear is a well maintained garden with a large patio area and a lawn with stepping stones leading up to a greenhouse just perfect for the green fingered gardener.



## **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 D

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.  
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 1000 Mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's 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.

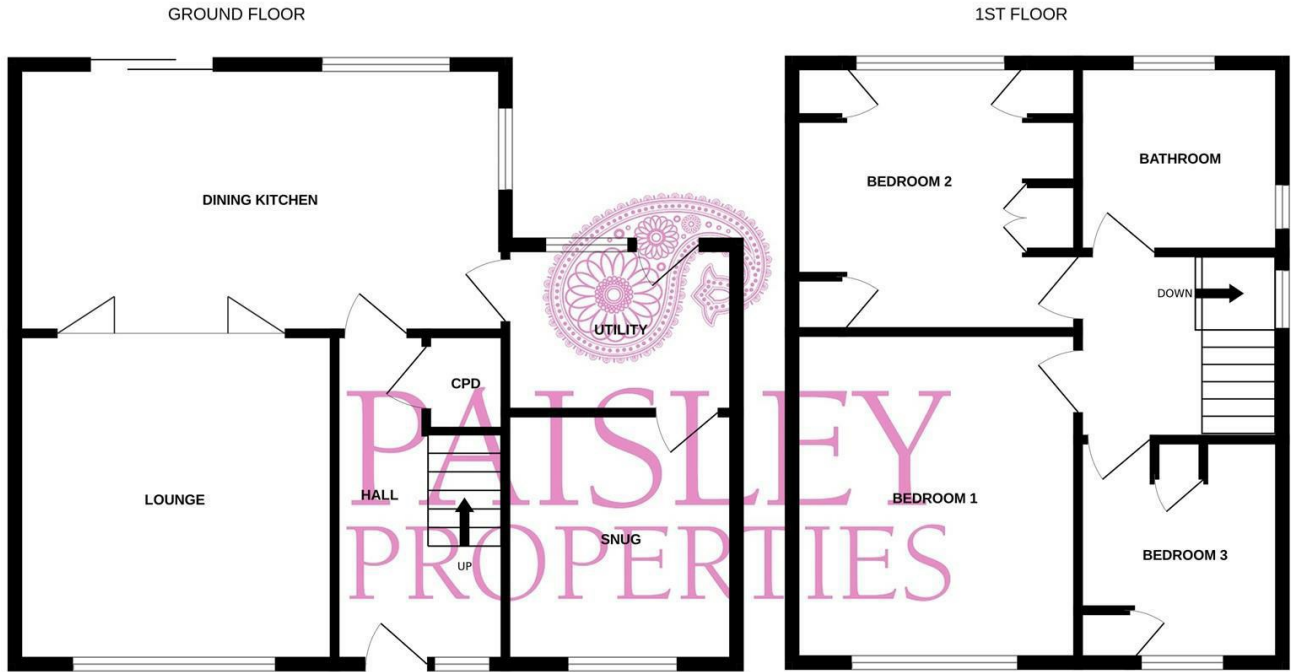
## **PAISLEY PROPERTIES**

Paisley Properties 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.

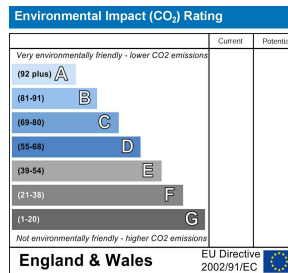
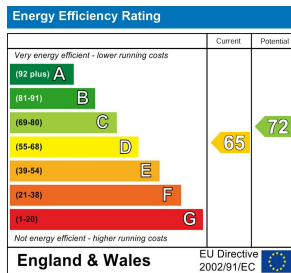
## **PAISLEY MORTGAGES**

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. \*



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

