

33 Dene Road,  
Skelmanthorpe HD8 9BU

OFFERS AROUND  
£215,000



OFFERED WITH NO ONWARD CHAIN, THIS SPACIOUS, EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY BOASTS MODERN FIXTURES AND FITTINGS, LOW MAINTENANCE GARDENS AND LONG DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING.

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

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a part glazed composite door into this practical entrance hallway which has space to remove your coats and shoes on arrival. A door opens to the living dining room and a staircase rises to the first floor.



## LIVING ROOM 25'0" max x 14'11" max

Spanning the length of the property, this impressive living room has an abundance of space for living and dining furniture and is the perfect place to sit and relax with loved ones. There is neutral decor, laminate flooring and a large front facing bay window fills the room with natural light. The room opens to the dining area / sitting area and doors lead to the kitchen and entrance hall.



### **DINING AREA 7'11" max x 8'11" max**

This versatile space could lend itself to a variety of different uses including a separate dining area, sitting room, home office or play area. A multi-fuel burner sits to one side and laminate flooring flows in from the living area. Patio doors open onto the garden.



### **KITCHEN 20'6" max x 8'9" max**

Situated to the rear, this modern kitchen is fitted with a generous amount of wood effect wall and base units, roll top work surfaces, mosaic tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. There is an integrated fridge freezer, electric oven, four ring induction hob with extractor fan, and there is plumbing for a washing machine and dishwasher. There is space for a table and chairs if required and vinyl flooring completes the space. Dual aspect windows allow natural light to flood in and doors lead to the handy under-stairs cupboard, living room and an external uPVC door opens to the side garden.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has a side facing window, useful storage cupboard and a loft hatch providing access into the loft space. Doors lead to the three bedrooms and shower room.



### **BEDROOM ONE 9'7" ex doorway x 11'3" excl wbes**

Located to the front of the property, this good sized double bedroom has a bank of fitted wardrobes and still plenty of space for furniture. There is laminate flooring, a front facing window and a door leads to the landing.



### **BEDROOM TWO 11'6" max x 9'2" max**

Another fantastic sized double bedroom this time situated to the rear of the property with fabulous views towards Emley Moor mast from its window. There is copious amounts of space for furniture and a door leads to the landing.



### **BEDROOM THREE 8'10" max x 8'2" max**

This wonderful single room is a great size and has a good amount of space for office or bedroom furniture. There is storage space within the bulkhead and a front facing window overlooks the quiet street. A door leads to the landing.



### **SHOWER ROOM 7'3" max x 5'6" max**

Fitted with a stylish three piece suite including a low level WC, stone bowl hand wash basin and wet room style shower cubicle with rainfall style shower and handheld attachment. The room is fully tiled with teal coloured tiles, there is complimentary decorative tiled flooring and spot lights to the ceiling. A door leads to the landing.



### **REAR GARDEN AND OUTHOUSE**

To the rear of the property there is a lovely enclosed patio garden which is very low maintenance and is ideal for outdoor furniture. The property benefits from a slightly elevated position therefore there is a great degree of privacy to this garden. A large outhouse sits to one side creating the perfect place to store garden tools and equipment. A path leads to the side where there is space for bins if desired.



### **FRONT AND PARKING**

To the front of the property there is a beautiful open garden which has a well maintained lawn and colourful flowerbeds, shrubs and plants. A garden path leads to the front door and a long driveway provides ample off road parking.



#### **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.

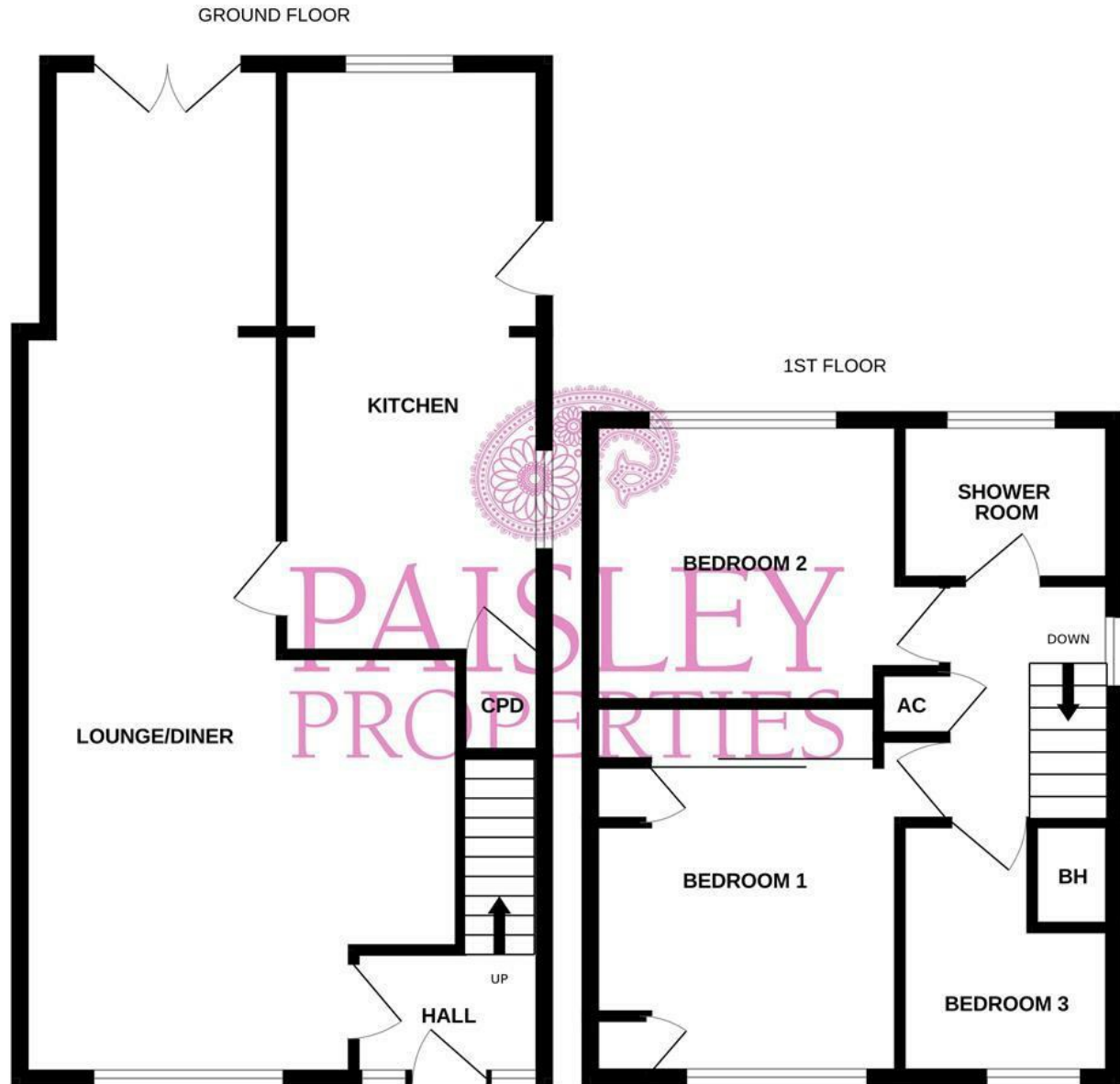
**PAISLEY MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

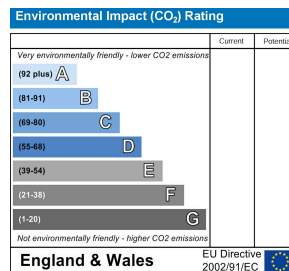
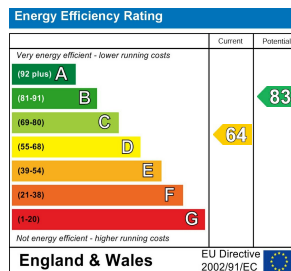
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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.



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