

106 Bedale Drive,
Skelmanthorpe HD8 9EU

OFFERS AROUND
£250,000



THIS IMMACULATE TWO BEDROOM SEMI DETACHED BUNGALOW SITS ON A LOVELY PLOT WITH FRONT AND REAR GARDENS, LONG DRIVEWAY AND SINGLE GARAGE.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 9'11" max x 8'1" max

You enter the property through a composite door into this welcoming L shaped hallway. There is spot lighting, a ceiling hatch with drop ladder providing access to the boarded loft space, wood effect laminate flooring and doors leading to the kitchen, lounge, bedrooms and shower room.



KITCHEN 9'6" apx x 9'4" apx

Fitted with a stylish modern kitchen including cream gloss wall and base units, roll top work surfaces with matching upstands and a one and a half bowl grey composite sink and drainer with mixer tap. There is a full range of integrated Neff appliances including hide and slide oven, matching combination oven/microwave, induction hob, extractor fan, fridge, freezer, dishwasher and washing machine. There are spot lights to the ceiling, a front facing window over looks the garden and street beyond, tile effect laminate flooring is underfoot and a door leads to the hallway.



LOUNGE DINER 16'11" apx x 11'5" apx

This generously proportioned room offers an abundance of space for a range of both living room and dining furniture. There is an attractive fireplace, which houses an electric fire, creating a lovely focal point. The room is neutrally decorated and is flooded with natural light courtesy of the large front facing window. A door leads to the hallway.



BEDROOM ONE 12'9" apx x 10'11" apx

This is a superb double bedroom, positioned to the rear of the bungalow with a window overlooking the garden. Decorated in soft tones, the room offers space for a selection of bedroom furniture and has a door leading to the hallway.



BEDROOM TWO 9'9" apx x 9'7" apx

A second double bedroom this versatile room would also make a wonderful second reception room. There are French patio doors with fitted blinds which open onto the garden and a door leads to the hallway.



SHOWER ROOM 6'1" apx x 5'5" apx

Completed to a high standard this contemporary room comprises of a curved corner shower cubicle with dual head shower, a wall hung vanity unit with drawers and hand wash basin and a low level W.C. The walls and floor are fully tiled, there is spot lighting, side facing obscure glazed window with fitted blinds and a chrome heated towel rail. A door opens to the hallway.



DRIVEWAY AND GARAGE

A long driveway runs up the side of the property to a single garage which has a newly fitted up and over door.

FRONT GARDEN

The bungalow sits behind a charming lawned garden edged with flower bed borders.



REAR GARDEN

A mixture of paved areas, lawn and planted borders this private garden offer the perfect place to sit out.



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 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.

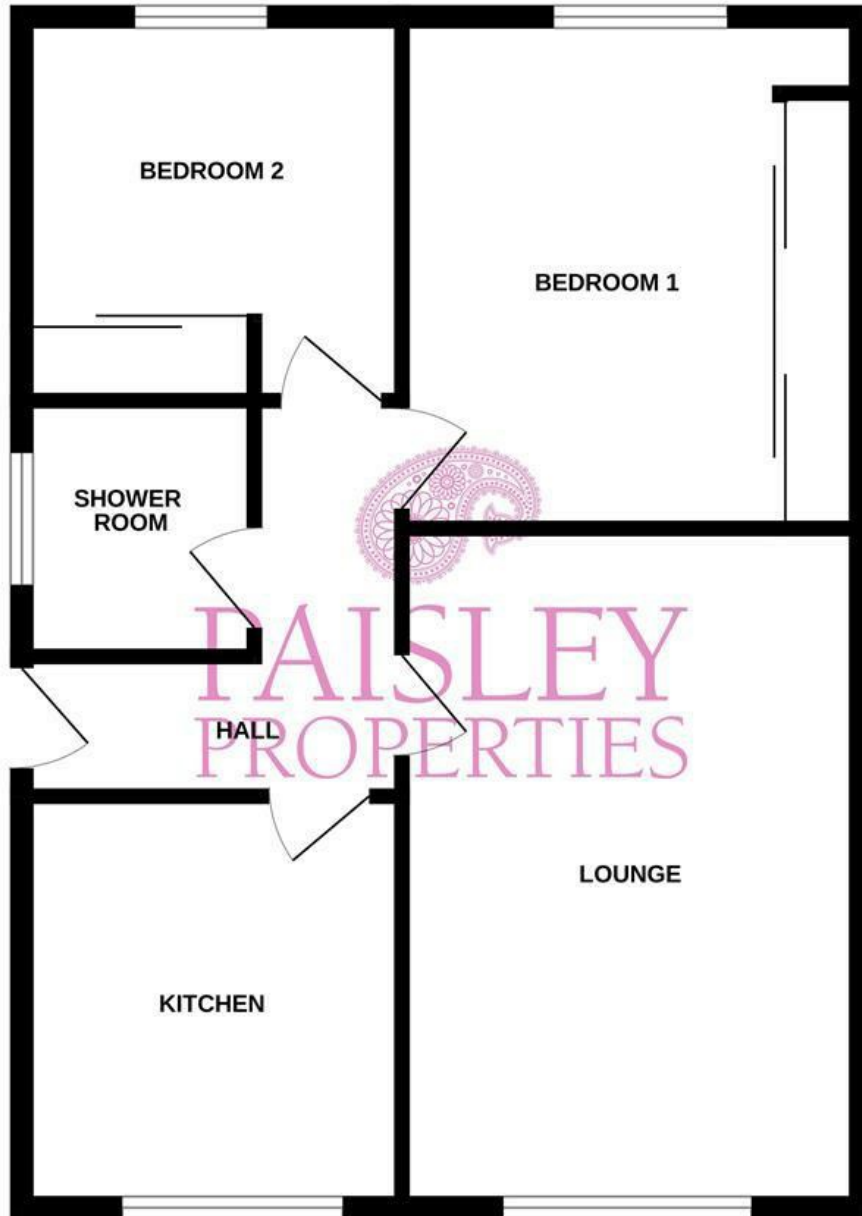
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

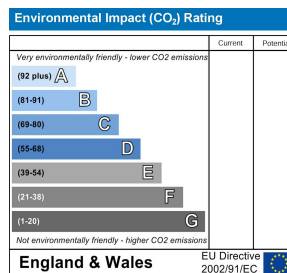
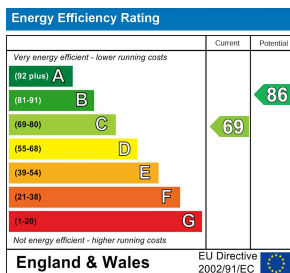
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY 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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