

2c Elm Street,  
Skelmanthorpe HD8 9BH

OFFERS OVER  
£325,000



NESTLED AT THE TOP OF A QUIET CUL-DE-SAC AND ENJOYING A CENTRAL VILLAGE LOCATION, THIS CHARMING THREE BEDROOM DETACHED BUNGALOW HAS BEEN RENOVATED OVER THE YEARS AND BOASTS SPACIOUS LIVING ACCOMMODATION, MODERN KITCHEN AND GENEROUS GARDEN PLOT WITH GARDENS TO ALL SIDES.

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

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a part glazed uPVC door into this welcoming entrance hallway which has plenty of space to remove and store coats and shoes. Doors lead to the lounge, three bedrooms and shower room.

## **LOUNGE 14'11" max x 13'3" max**

This well presented living room has an abundance of space for furniture and is nicely decorated throughout. A pretty gas fireplace creates a great focal point to the room, double doors open to the dining kitchen and a further door leads to the entrance hallway.



## **DINING KITCHEN 20'11" x 10'5" apx**

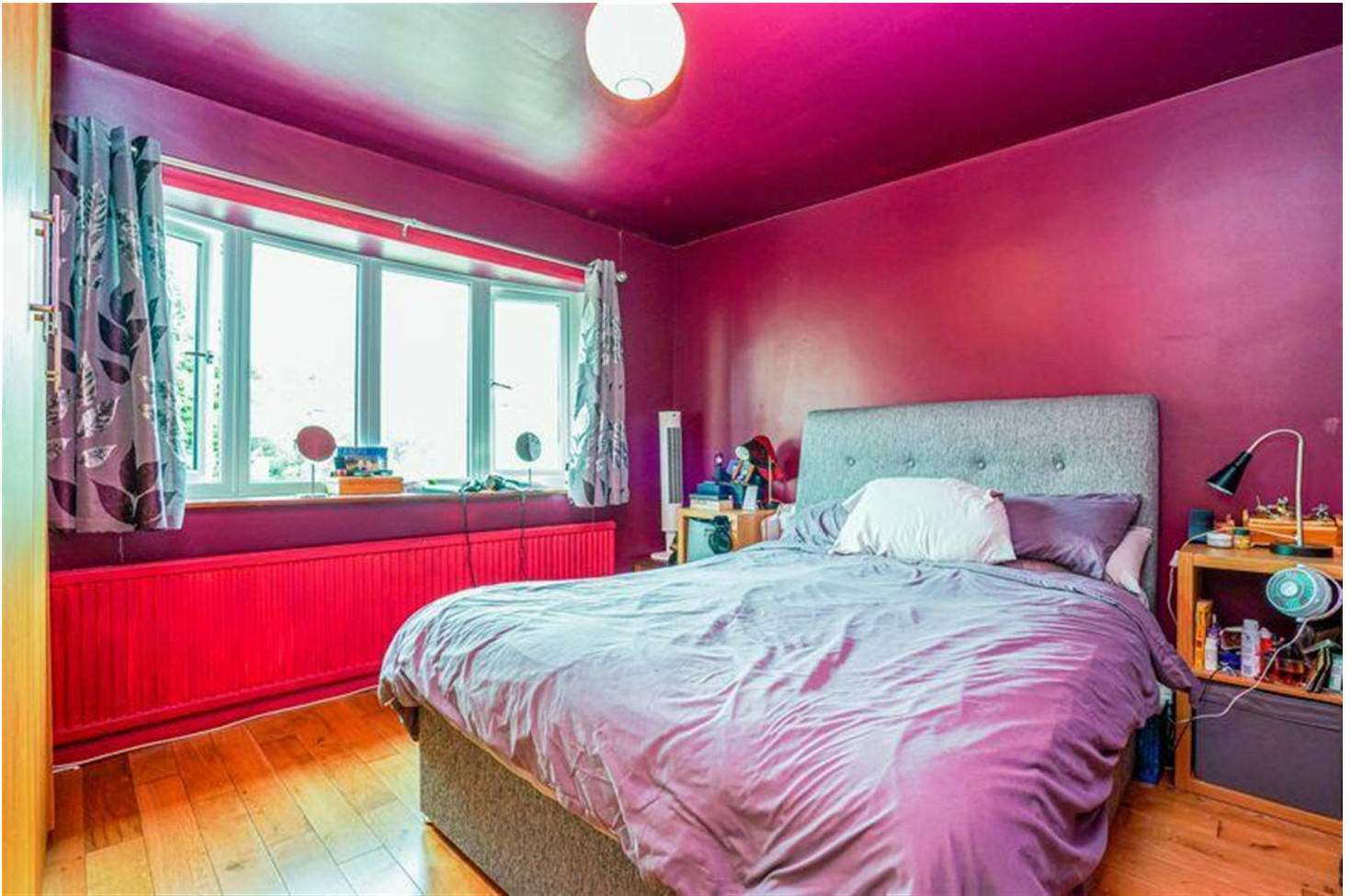
Positioned to the rear of the property, this fantastic dining kitchen is fitted with a range of ivory gloss wall and base units, contrasting black granite work surfaces with matching up-stands and a sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, dishwasher, dryer, separate washer, wine cooler, electric double oven, microwave and four ring induction hob with extractor fan over. To one end of the room there is space for a dining table and chairs allowing the perfect place to sit and enjoy meals with loved ones and grey vinyl flooring flows underfoot. Patio doors open to the rear garden and double doors open to the lounge.

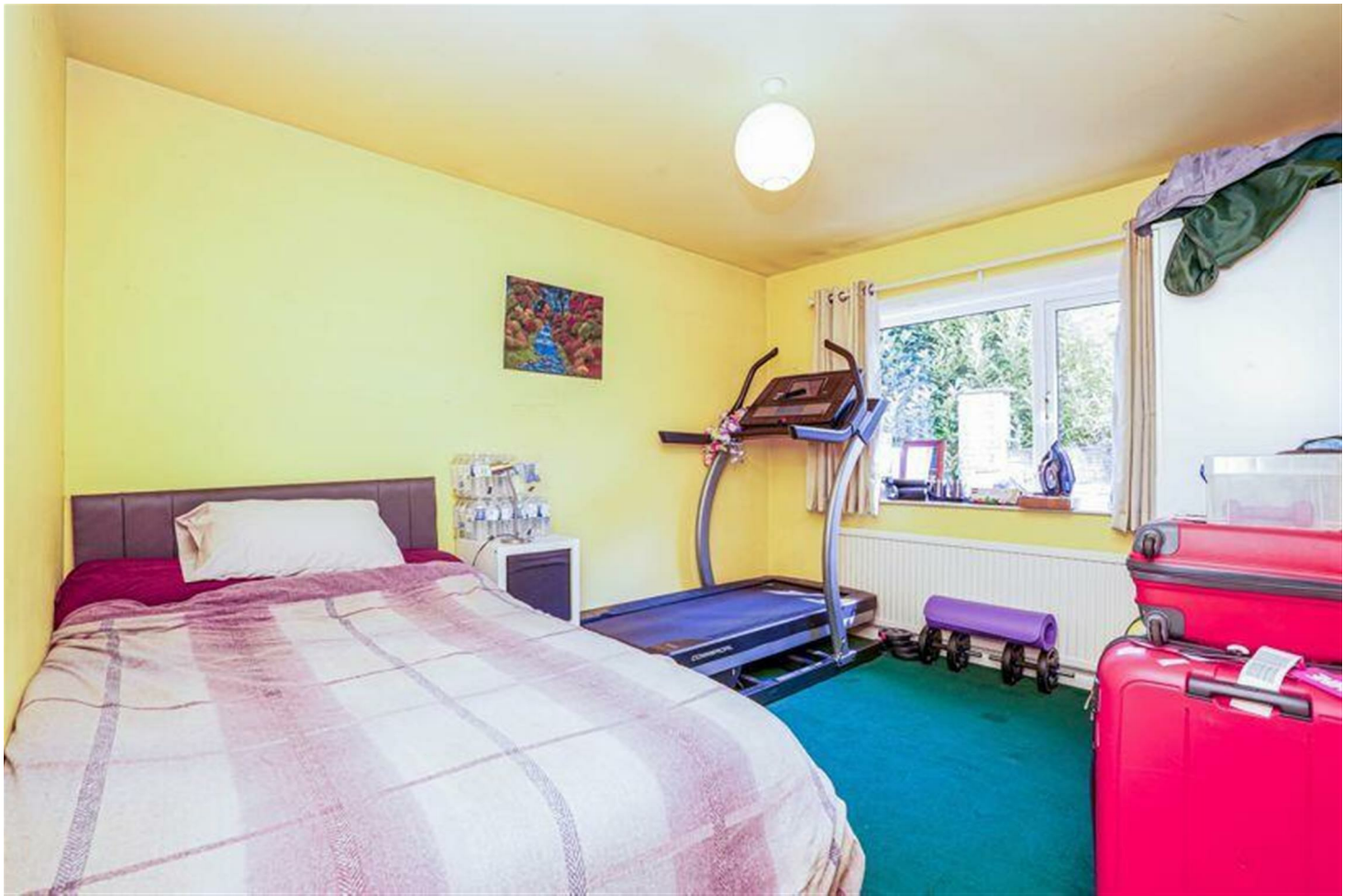




**BEDROOM ONE 12'0" x 10'9" max**

Located to the front of the property, this wonderful double bedroom has ample space for bedroom items and has a front facing window overlooking the cul-de-sac. Solid oak flooring finishes the room nicely and a door leads to the entrance hallway.





**BEDROOM TWO 12'4" x 9'8" max**

Another generously sized double bedroom situated to the rear of the property with plenty of space for bedroom items. There is a rear facing window and a door to the entrance hallway.



**BEDROOM THREE 9'6" x 7'8" max**

This charming single bedroom is currently used as a hobby room but could alternatively make a great home office, gym, or child's bedroom. There is a rear facing window, neutral decor and a door to the entrance hallway.

**SHOWER ROOM 7'11" max x 7'8" max**

This stylish, contemporary shower room is fitted with a three piece white suite including a double corner shower cubicle, pedestal hand wash basin and low level WC. The room is fully tiled with contrasting black and white tiles, there is a front facing obscure glazed window and a heated towel rail. A door leads to the entrance hallway.



## GARDENS

The bungalow sits on a good sized garden plot with gardens to the front, sides and a large patio to the rear allowing for outdoor dining furniture. There is a generous lawned garden to one side, and pebbled area to the other offering versatile outdoor space which can be enjoyed from dawn til dusk.



## FRONT, PARKING & GARAGE

To the front of the property there are stone steps which ascend to the front door and space for outdoor furniture. To the side of the property there is a driveway, further pebbled off road parking space and steps to the rear garden. There is also a larger than average pebbled integral single garage which has an electric door, power and light. Garage measures - 23'0 x 12'0.



### **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.

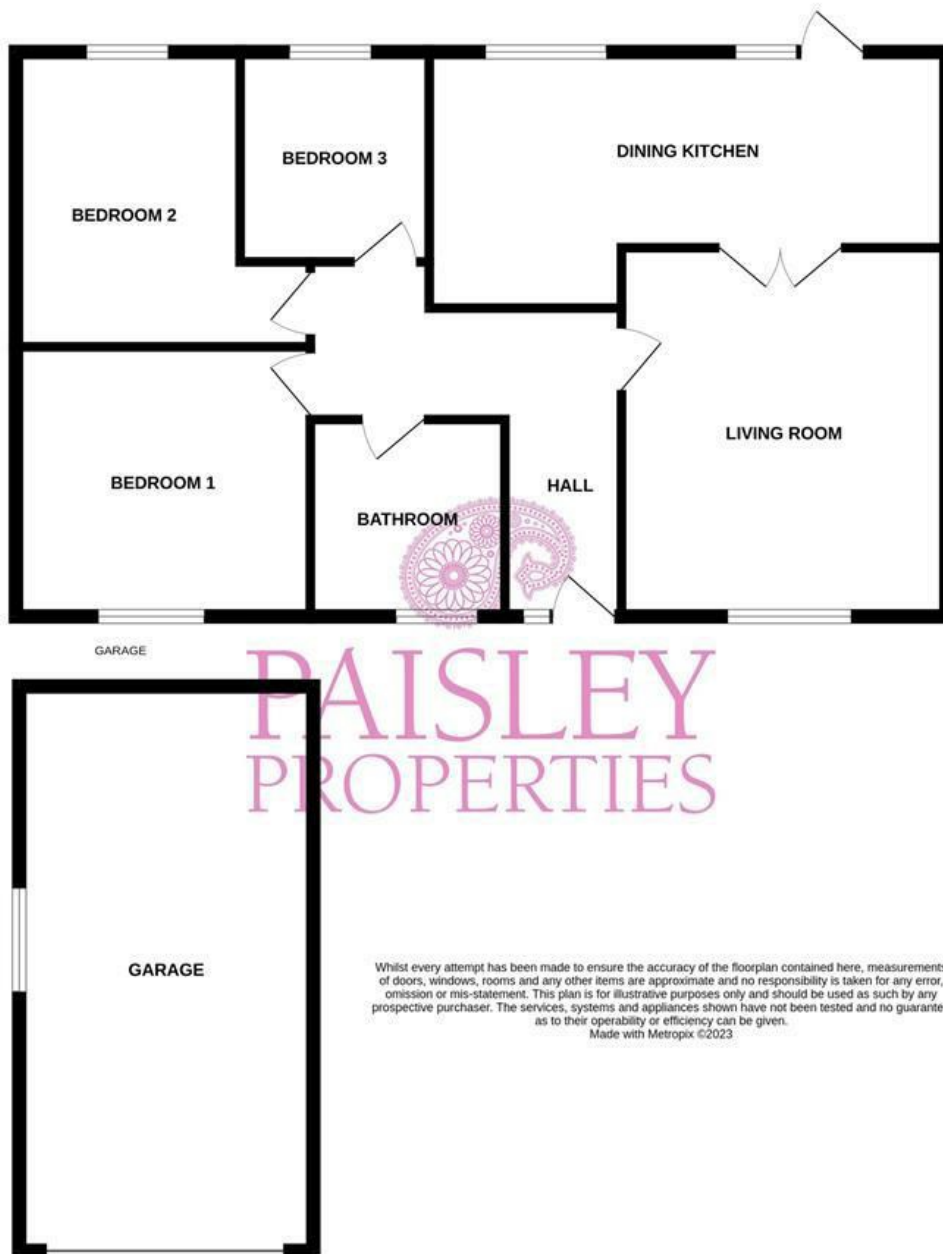
### **PAISLEY MORTGAGES**

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.

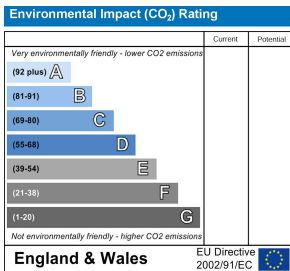
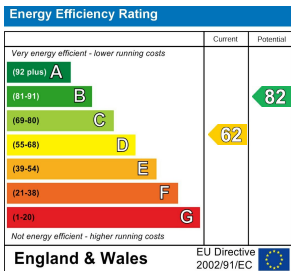
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **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.



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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