

Dovedale 11 Spencer Street,
Skelmanthorpe HD8 9BE

OFFERS AROUND
£370,000



THIS UNIQUE THREE BEDROOM DETACHED HOME HAS OFF ROAD PARKING, A SINGLE INTEGRAL GARAGE, LOVELY GARDENS AND STUNNING VIEWS.

FREEHOLD / COUNCIL TAX BAND: / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE LOBBY 3'3" 32'9"apx x 3'3" 32'9"apx

You enter the property through a part glazed uPVC door into this entrance lobby where there is space to remove and store outdoor coats and shoes. A door leads to the stairs and landing.



CENTRAL STAIRCASE

The property boasts a quirky central staircase with different level landings and living accommodation over multiple split levels. Windows allow natural light to cascade through the centre of the property.

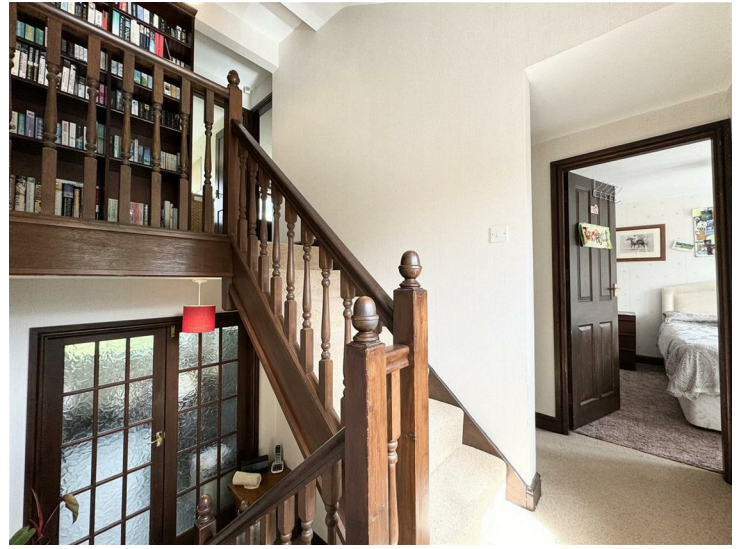
W.C 4'6" apx x 4'5" apx

This handy cloakroom sits at ground floor level next to the entrance lobby and is fitted with a hand wash basin which sits upon a vanity unit with a mixer tap and tiled splash back and a low level W.C. There is a front facing obscure glazed window, quality vinyl click tile effect flooring and a door which opens to the landing.



STUDY AREA 7'6" apx x 6'2" apx

A half staircase leads down from the ground floor to this versatile area which is currently set up to be a work space. Glazed double doors open to the lounge.



LOUNGE 18'6" apx x 12'10" apx

Spanning the full width of the property with a feature fireplace to one end housing a gas fire, marble and timber surround, this spacious lounge provides plenty of room for a range of freestanding furniture. The lounge enjoys sliding patio doors which open to the garden and a further rear facing window making the space light and airy. There is coving, neutral decor and glazed double doors which open to the study area.



LIVING DINING KITCHEN 18'5" apx x 12'10" max

Positioned on the middle floor to the rear of the property is this impressive living dining kitchen. There is a fitted kitchen with cream shaker style wall and base units, wood effect work surfaces, tiled splash backs, and a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a double electric oven, five ring gas hob, extractor fan and dishwasher. There is space for a freestanding American style fridge freezer and there are USB points at counter top level. The room can comfortably accommodate a dining table and chairs alongside additional seating or sofa if desired, making it the rear heart of the home. Two rear facing windows provide beautiful far reaching views, there are spot lights to the ceiling, click tile effect laminate flooring and glazed double doors which open to the stairs/landing.



BEDROOM TWO 10'3" apx x 8'9" apx

This well proportioned king size bedroom boasts fitted wardrobes and matching bedside tables. There is a front facing window overlooking Spencer Street and a door which opens to the landing.



HOUSE BATHROOM 11'8" max x 6'5" max

Comprising of a modern white three piece including bath with mains shower over, pedestal hand wash basin with mixer tap and a low level W.C this bathroom is fully tiled in attractive wall tiles and has complimenting tile effect laminate flooring. There is a really useful built in storage cupboard alongside a ceiling hatch proving access to the boarded loft space. A side facing obscure glazed window and door which opens to the stairs/landing complete the room.



BEDROOM ONE 9'10" apx x 9'7" apx extending to 12'10" into the

Sitting on the top floor this king size bedroom has a bank of fitted wardrobes to one wall with matching bedside tables and has stunning rural views over rolling countryside from its window. Doors lead to the en-suite and landing.



EN SUITE 8'3" apx x 2'10" apx

Fitted with a shower cubicle with mains fed shower, pedestal hand wash basin with hot and cold taps and a low level W.C this en-suite shower room is fully tiled, has an obscure glazed side facing window and tile effect laminate flooring. A door opens to the bedroom.

BEDROOM THREE 11'1" max x 6'9" max

This third double bedroom also has handy built in wardrobe and rear facing window with superb views. A door leads to the landing.



GARAGE AND UTILITY

This single integral garage has an up and over door light and power. To the rear is a utility area with base units, roll top work surface and space for a washer and dryer. The property's central heating boiler is neatly tucked away in here also.

DRIVE AND FRONT

The property sits behind a wide driveway with planted borders which provides off road parking for multiple vehicles. A gated pathway leads to the rear garden.

VIEWS



REAR GARDEN

Adjoining the property is a fully enclosed, private garden with flagged patio, perfect for outdoor furniture pots and planters. Steps lead down to a level lawn, raised flower beds and a second seating area which enjoys the sun. There is space for a garden shed and a side gate provides access to the front of the property.



THE STORY OF DOVEDALE

The vendor had the property built in her grandfathers garden. Her grandfather was a keen gardener and grew his own roses upon this plot, one of which he called Dovedale after his favourite place in Derbyshire. In memory of his rose garden the property is called Dovedale and has been designed to ensure all the living space looks out over the much loved garden.

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.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES

PROPERTY CONSTRUCTION: STANDARD BRICK

PARKING: DOUBLE DRIVEWAY

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile - BT AND EE

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: N/A

FLOOD & EROSION RISK: N/A

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NOT AWARE

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: SKELMANTHORPE HISTORICALLY WAS A COAL MINING AREA

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 to arrange an appointment.

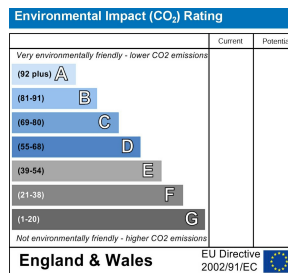
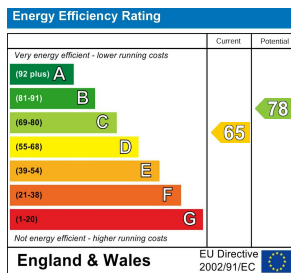
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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

