

13 Beechfield Avenue,  
Skelmanthorpe HD8 9BZ

OFFERS AROUND  
£260,000



THIS SPACIOUS TWO BEDROOM BUNGALOW SITS ON A SPACIOUS PLOT WITH BOTH FRONT AND REAR GARDENS, LONG DRIVE WAY AND GARAGE.

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

PAISLEY  
PROPERTIES



**ENTRANCE HALL 10'7" max x 6'10" max**



You enter the property through a part glazed composite door into a welcoming L shaped hallway. A ceiling hatch with a drop down ladder allows access to the centrally boarded loft space, there is laminate flooring under foot and doors leading to the kitchen, living room, two double bedrooms and shower room

### **KITCHEN 9'5" apx x 8'9" apx**



Fitted with a modern kitchen including white soft close gloss wall and base units, white tiles, granite effect work surfaces and a dark grey composite sink and drainer with mixer tap. There is an integrated oven, electric hob, hidden extractor fan and dishwasher alongside space for a freestanding fridge freezer and washing machine. A front facing window overlooks the garden and Beechfield Avenue, there are under unit lights, grey laminate flooring is underfoot and a door leads to the hallway.

### **LOUNGE 17'0" apx x 11'4" apx**



This spacious living room offers an abundance of space for a range of freestanding living room or dining furniture. There is an attractive fire which houses an electric fire, surrounded with marble effect back panel and wooden surround creating a lovely focal point to the room. The room is neutrally decorated and is flooded with natural light from the front facing window. A door leads through to the hallway.



### **BEDROOM ONE 12'7" apx x 11'5" max**



This is a generously sized double bedroom, positioned to the rear of the bungalow with a window overlooking the garden. The room is decorated with soft tones with grey wood effect laminate flooring and offers space for a selection of bedroom furniture. There is a door leading to the hallway.

### **BEDROOM TWO 9'11" apx x 9'7" apx**



This bright versatile second double bedroom has ample space for freestanding bedroom furniture but can also be used as the house dining room if preferred. The rear facing window has views of the garden and bowling green beyond and there is laminate wood effect flooring. A door leads through to the hallway.

## SHOWER ROOM 6'2" apx x 5'4" apx



The recently fitted shower room comprises of a curved corner shower cubicle, a fitted vanity unit with handy storage cupboards, hand wash basin and a low level W.C. The walls are fully tiled, there is spot lighting, side facing obscure glazed window and a chrome heated towel rail. A door opens to the hallway.

### **DRIVEWAY AND GARAGE**

A long driveway runs down the side of the property towards a single garage with an up and over door and side pedestrian door.



## FRONT GARDEN



The bungalow sits behind a lovely garden edged with shrubs and planted borders.

## REAR GARDEN



A paved area sits at the top of this sizable private garden with a charming central footpath that leads to the gate at the bottom of the lawn.

## 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: C

PROPERTY CONSTRUCTION: Red Brick

PARKING: Off road parking

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas

\*Broadband & Mobile - Unknown

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: N/A

FLOOD & EROSION RISK: None known

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESABILITY & ADAPTATIONS: None known

COAL AND MINEFIELD AREA: None known

## **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.

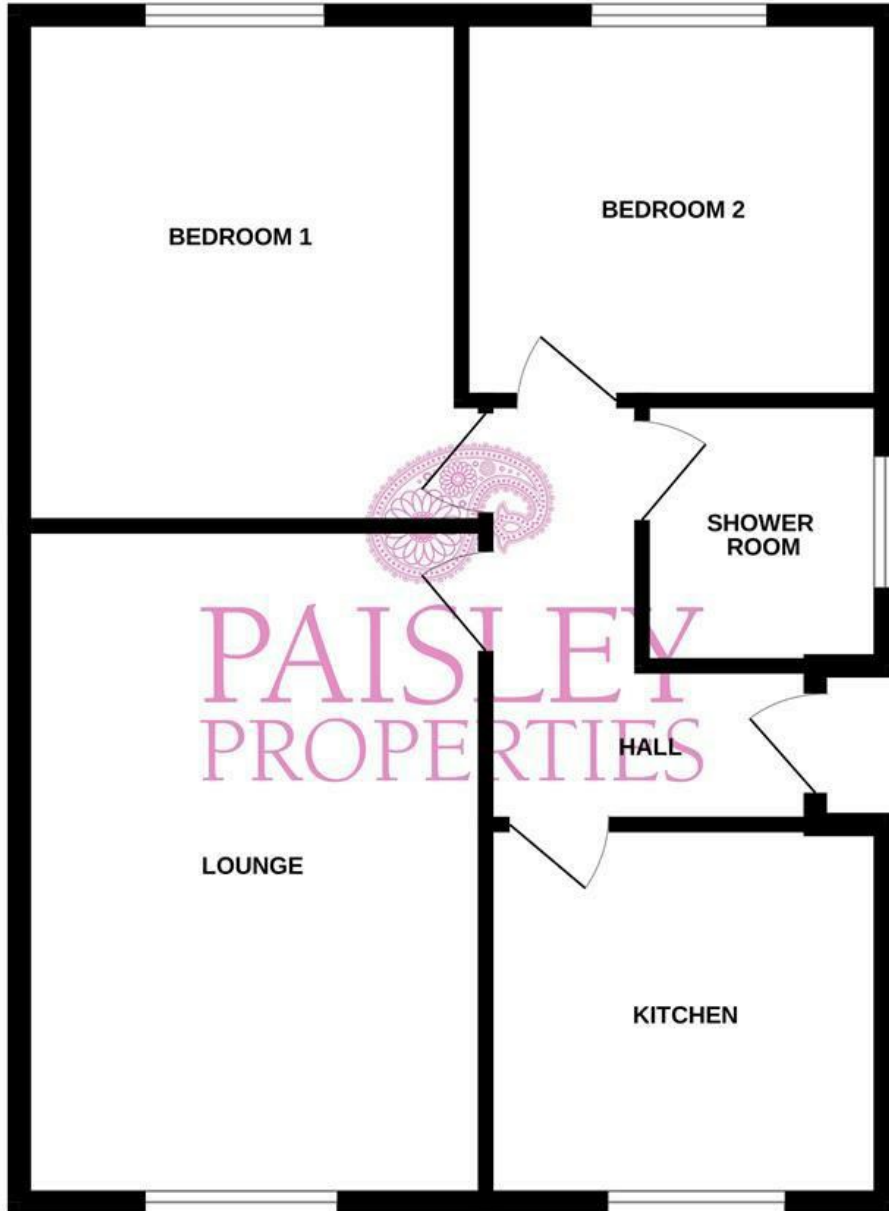
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY PROPERTIES**

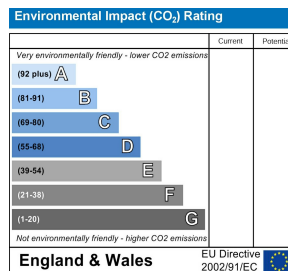
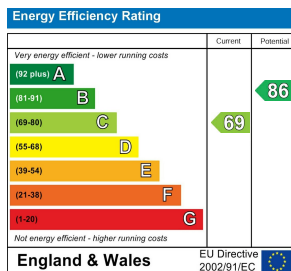
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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](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.  
 Made with Metropix ©2024.



[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

