

1 Dearneside Road,  
Denby Dale HD8 8TP

OFFERS AROUND  
£170,000



THIS BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE HAS A STUNNING  
DINING KITCHEN, RECENTLY FITTED SHOWER ROOM AND CHARMING GARDEN.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES

## ENTRANCE HALL



You enter the property through a solid oak door into the useful entrance porch/hall. There is quarry style tiled flooring, a side facing window and space for coats and shoes. A part glazed door leads through to the lounge.

## LOUNGE 15'0" approx x 11'1" approx



This nice sized lounge has superb character features including fireplace with stone surround, exposed stone wall, attractive painted timber window which looks over the front garden and an open spindled staircase which ascends to the first floor landing. Newly fitted carpet lays underfoot, there is a little under stairs cupboard and a timber door leads through to the kitchen.

## **DINING KITCHEN 15'10" approx x 9'11" approx**



This stunning dining kitchen has been designed and fitted by local craftsmen to create the perfect cottage kitchen. There are beautiful painted timber wall, base and drawer units, contrasting worksurfaces, a range style oven with 4 ring gas hob, extractor fan and fitted shelving. There is space for a free standing fridge freezer, and plumbing for a washing machine. A breakfast bar area provides informal dining space in addition to space to accommodate a table and chairs. The room has lovely tiled flooring, a rear facing window and an understairs cupboard. A timber door leads through to the lounge.

### **UNDER STAIRS CUPBOARD**

There is a useful under stairs storage cupboard.

### **FIRST FLOOR LANDING**

Stairs ascend from the lounge to the first floor landing. There is charming solid wood flooring which runs through into the bedrooms and timber doors lead to the two bedrooms and shower room.

## **BEDROOM ONE 10'7" approx x 9'7" approx**



This fantastic, well presented, double bedroom has gorgeous wooden flooring, exposed stone feature wall and a front facing window with an outlook over the garden. There is space for bedroom furniture and a timber door leads on to the landing.

### **BEDROOM TWO 7'9" approx x 5'7" approx**



Positioned to the front of the property this room would make a lovely child's bedroom, study, or dressing room. There is wood flooring, a front facing window and a timber door which leads onto the landing.

### **SHOWER ROOM 9'1" approx x 5'3" approx**



Thoughtfully designed to complement the style of the cottage this stylish shower room has a double shower with large rain style shower head and recessed tiled shelves, sunken hand wash basin which sits on a vanity unit and low level W.C. There is a heated towel rail, tiled flooring and a rear facing obscure glazed window. A timber door leads onto the landing.

## GARDEN



To the front of the property there is a lovely cottage garden with stone paved patio areas, raised lawn and mature flower bed borders. To the side there is a garden shed and further patio area. The garden is fully enclosed with boundary stone walling and will soon be fitted with new timber gates.

## GARDEN



## **MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees

PROPERTY CONSTRUCTION:  
Standard brick and block- Stone

PARKING:  
On Street Parking

RIGHTS AND RESTRICTIONS:  
None

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 1000Mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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**

Paisley Properties 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**

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 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.



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |

EU Directive  
2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      |         |           |

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2002/91/EC

[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

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