

11 Brook Meadows,
Denby Dale HD8 8GW

OFFERS AROUND
£285,000



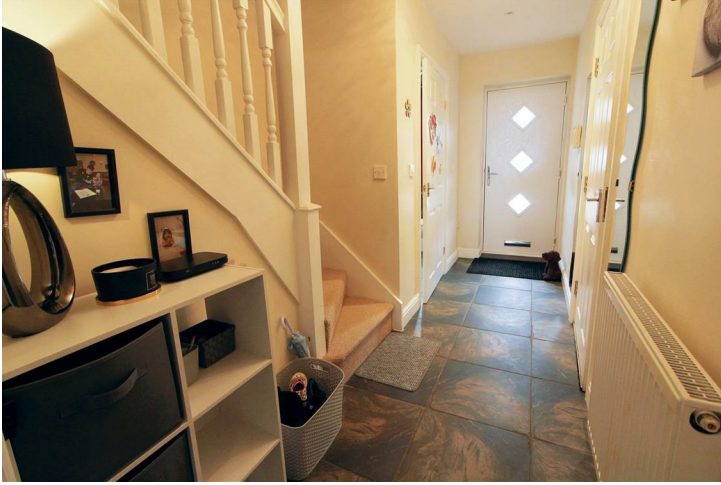
LOCATED IN THE PICTURESQUE VILLAGE OF DENBY DALE, THIS WONDERFULLY PRESENTED FOUR BEDROOM TOWNHOUSE IS SURPRISINGLY SPACIOUS AND BENEFITS FROM ACCOMMODATION OVER THREE FLOORS, BEAUTIFUL REAR GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES.

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 13'8" max x 4'5" max

You enter the property through a part glazed composite door into this very welcoming entrance hallway which has plenty of space to remove your coats and shoes. There is practical tiled flooring, spot lights to the ceiling and doors lead to the WC, dining kitchen and garage. A staircase rises to the first floor.



DOWNSTAIRS WC 8'9" max x 3'1" max

Fitted with a low level WC and pedestal hand wash basin with mixer tap and tiled splash backs. There is a front facing obscure glazed window, spot lights to the ceiling and tiled flooring flows in from the hallway.



DINING KITCHEN 16'5" max x 9'6" max

Positioned across the rear of the property, the dining kitchen is the perfect place to sit and enjoy meals with loved ones and is fitted with a range of dark grey gloss wall and base units, contrasting roll top work surfaces with up-stands, and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan, fridge freezer and slimline dishwasher. To one end of the room there is ample space for a dining table and chairs and an under-stairs cupboard provides convenient storage for household items. There is spot lighting, tiled flooring and a door leads to the entrance hallway.



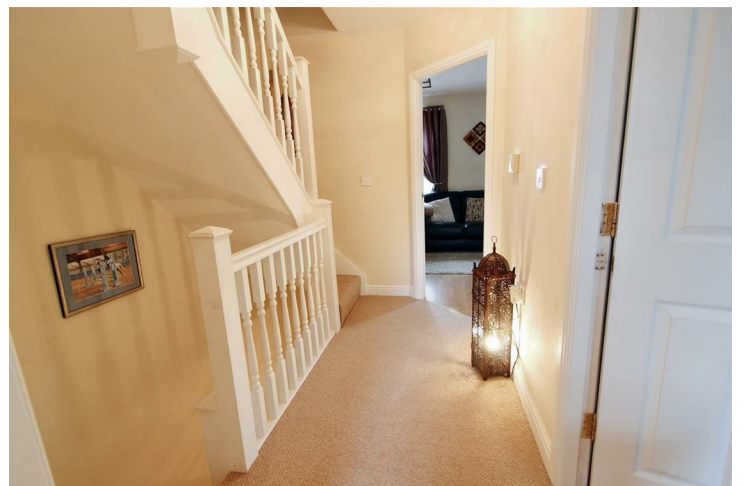
CONSERVATORY 12'7" max x 11'6" max

Neatly positioned off the dining kitchen, this superb versatile space is currently used as a second sitting room / playroom but could alternatively make a great formal dining area, snug or hobby room. There are patio doors out onto the garden and laminate flooring completes the space.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has doors to the lounge, bedroom two and house bathroom. A further staircase rises to the second floor.



LOUNGE 14'11" max x 16'5" max

Bursting with natural light, this large L shaped living room has ample space for furniture and has a Juliette balcony overlooking the peaceful cul-de-sac. There is neutral decor, laminate flooring and a door to the landing.



BEDROOM TWO 8'10" max x 11'1" max

Situated to the rear of the property, this charming double bedroom has great views over the garden from its window and is complete with laminate flooring. A door leads to the landing.



HOUSE BATHROOM 7'2" max x 7'4" max

A contemporary house bathroom conveniently positioned on the middle floor and fitted with a three piece white suite including a bath with shower over and folding glazed screen, low level WC and pedestal hand wash basin with mixer tap over. The room is fully tiled with white wall tiles, there is complimentary tiled flooring and spot lights. A rear facing obscure glazed window floods the room with light and a door leads to the landing.



SECOND FLOOR LANDING

Stairs ascend from the first floor to the second floor which has doors to bedrooms one, three and four and a useful airing cupboard.

BEDROOM ONE 14'4" max x 9'0" max

Spanning the front of the property, this impressive double bedroom has an abundance of space for bedroom items and benefits from a bank of fitted wardrobes to one wall. Two front facing windows fill the room with light and doors lead to the en-suite and landing.



EN-SUITE 5'8" max x 6'4" max

Fitted with a corner shower cubicle, low level WC and pedestal hand wash basin with mixer tap over. The room is fully tiled with white wall tiles, there is tiled flooring and spot lights. A door leads to the bedroom.



BEDROOM THREE 10'10" max x 8'4" max

Situated to the rear of the property, this fabulous double bedroom has laminate flooring and a rear facing window overlooking the pretty garden. A door leads to the landing.



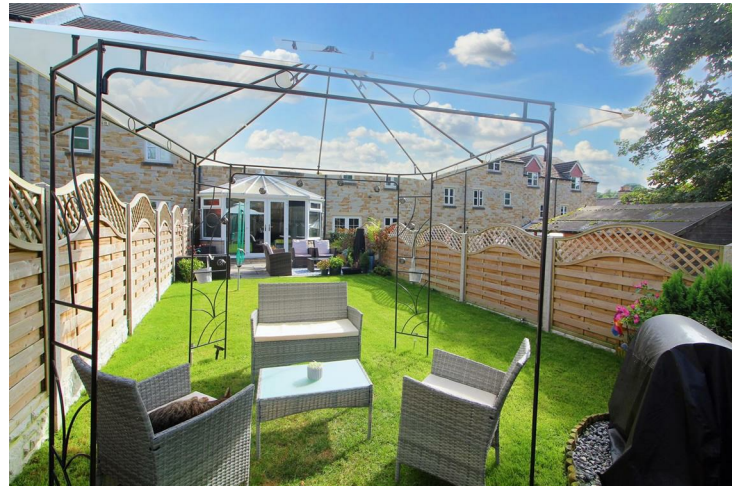
BEDROOM FOUR 7'8" max x 7'3" max

A charming single bedroom with laminate flooring and a rear facing window providing the same views as bedroom three. This room could alternatively make a great home office, hobby room or child's nursery if required.



REAR GARDEN

To the rear of the property there is a stunning enclosed garden which is mainly laid to lawn but has a generous patio adjoining the property allowing for al-fresco dining and entertaining in the sunshine. A gate allows access to the rear pathway.



FRONT, GARAGE AND PARKING

To the front of the property there is off road parking for two vehicles and space for pots and planters to add a splash of colour to the frontage. The parking sits in front of an integral single garage which has an up and over door, power, light and plumbing for a washing machine and tumble drier.

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.

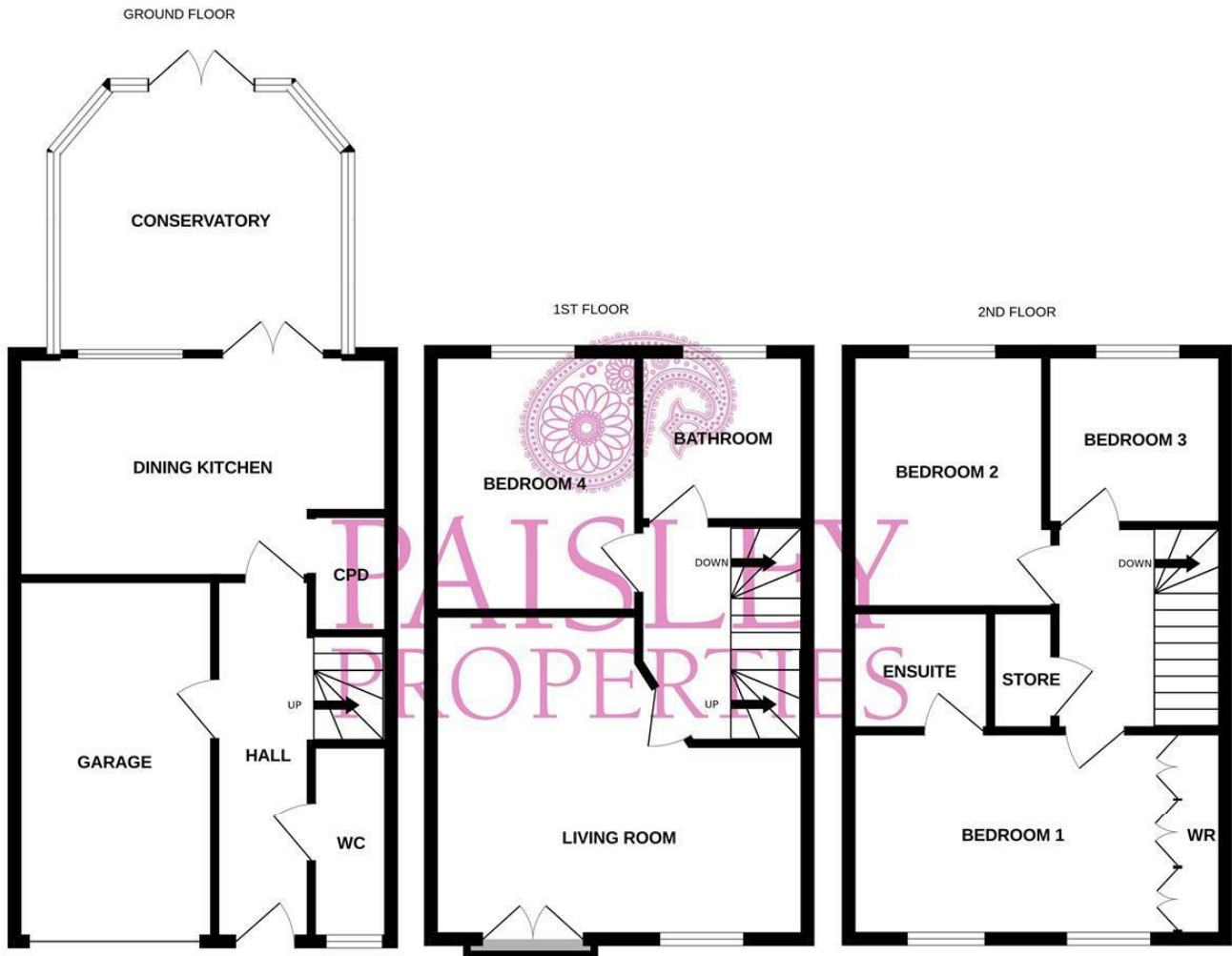
PAISLEY MORTGAGES

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.

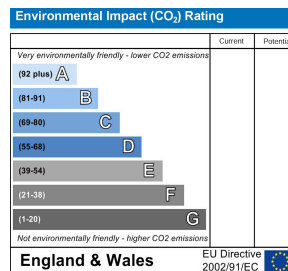
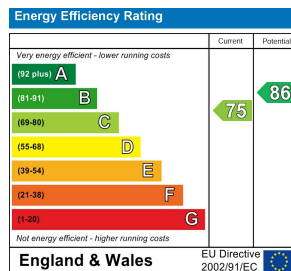
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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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