

27 Gilthwaites Lane,  
Denby Dale HD8 8SG

OFFERS AROUND  
£240,000



THIS WELL PRESENTED MID TERRACE PROPERTY HAS BEEN RECENTLY EXTENDED AND OFFERS SPACIOUS FAMILY ACCOMMODATION. IT BENEFITS FROM A TERRACED FRONT GARDEN, AN ENCLOSED REAR GARDEN WHICH IS BURSTING WITH POTENTIAL AND ROADSIDE PARKING TO THE FRONT.  
FREEHOLD / KIRKLEES BAND A / EPC RATING C

PAISLEY  
PROPERTIES

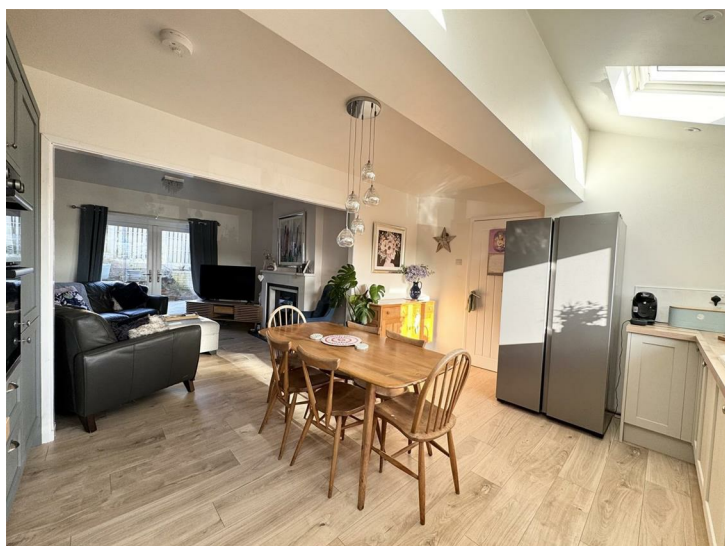


## ENTRANCE HALLWAY



You enter the property through a modern, attractive composite door into a welcoming entrance hallway which has space for removing and storing outdoor clothing on arrival and room for an item of furniture too. Practical wood effect laminate flooring runs underfoot and a carpeted staircase ascends to the first floor. A front facing window allows natural light to enter and door leads to the living kitchen and reception room.

## LIVING DINING KITCHEN 23'7" apx x 14'2" narrowing to 11'3" apx



This fabulous living dining kitchen has been made possible due to an extension by the current owners which has created a real heart to the home. Light and airy courtesy of Velux skylights and a front facing window, the kitchen area is fitted with a combination of limestone and smoke grey base and wall units with wood effect laminate worktops, tiled splashbacks and a one and a half bowl ceramic sink and drainer with mixer tap over. Cooking facilities comprise of a four burner gas hob with a stainless steel extractor fan over and an electric fan oven. Integrated appliances include a dishwasher and there is space for an American style fridge freezer which is available by separate negotiation. There is space for a large dining table and chairs in the kitchen area. The lounge area benefits from a set of French doors filling the space with light and there is ample space for lounge furniture. Wood effect laminate flooring runs underfoot throughout. A door leads to the entrance hallway.





## SECOND RECEPTION ROOM / BEDROOM FOUR 11'3" apx x 12'3" apx



This second reception room is used as a bedroom by the current owners but could be a separate lounge or hobby space. The property's central heating boiler is located in here. The room is tastefully decorated and has carpet underfoot. Doors lead to the entrance hallway and rear porch.

### **REAR PORCH 4'11" apx 3'6" apx**



This handy rear porch has access to the garden and wood effect laminate flooring underfoot. Doors lead to the utility room/WC and second reception room.

### **UTILITY ROOM / DOWNSTAIRS WC 11'6" apx x 5'6" apx**



This practical space incorporates a utility room with a downstairs WC. There is space and plumbing for a washing machine and tumble dryer and room for hanging washing. A white gloss vanity unit incorporates cupboards with a handwash basin with mixer tap and a concealed cistern WC. There is wood effect laminate flooring underfoot, a window looking out to the garden and a door leading to the porch.

### **FIRST FLOOR LANDING**

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy and has a hatch leading to the loft. Doors lead to the three bedrooms and the house bathroom.



### **BEDROOM ONE 11'4" apx x 10'0" apx**



This lovely large double benefits from a large window overlooking the garden and fitted wardrobes to one wall. There is ample space for further items of bedroom furniture. A door leads to the landing.

### **BEDROOM TWO 11'3" apx x 10'4" apx**



Located to the rear of the property with a window looking over the garden, this second double bedroom benefits from a built in wardrobe and has ample space for further items of freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 11'2" apx x 8'0" apx**



This third bedroom can be found to the front of the property with a window looking out over the street. It is tastefully decorated and benefits from a built in wardrobe. A door leads to the landing.

### **HOUSE SHOWER ROOM 5'9" apx x 8'5" apx**



This contemporary shower room has been recently updated and is fitted with a gloss white vanity suite incorporating a drawer unit with integral hand wash basin with mixer tap, a wall mounted storage cupboard, a matching low level WC and a walk in double enclosure equipped with a thermostatic waterfall shower. A combination of white quartz effect and split faced slate tile effect aqua boards adorn the walls and wood effect waterproof laminate flooring runs underfoot. The ceiling has PVC panelling and spotlights and a chrome heated towel radiator completes the room. A front facing obscure window allows natural light to enter and a door leads to the landing.

## EXTERIOR



To the front of the property is a tiered garden with a patio area in front of the front door. A gated path leads down the side to a good sized rear garden which is currently on two levels and was in the process of being remastered. This is still a project which needs completing in time so provides the opportunity for a new owner to design and ultimately complete their own 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 Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

There are no known structural defects 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 100Mbps

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 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**

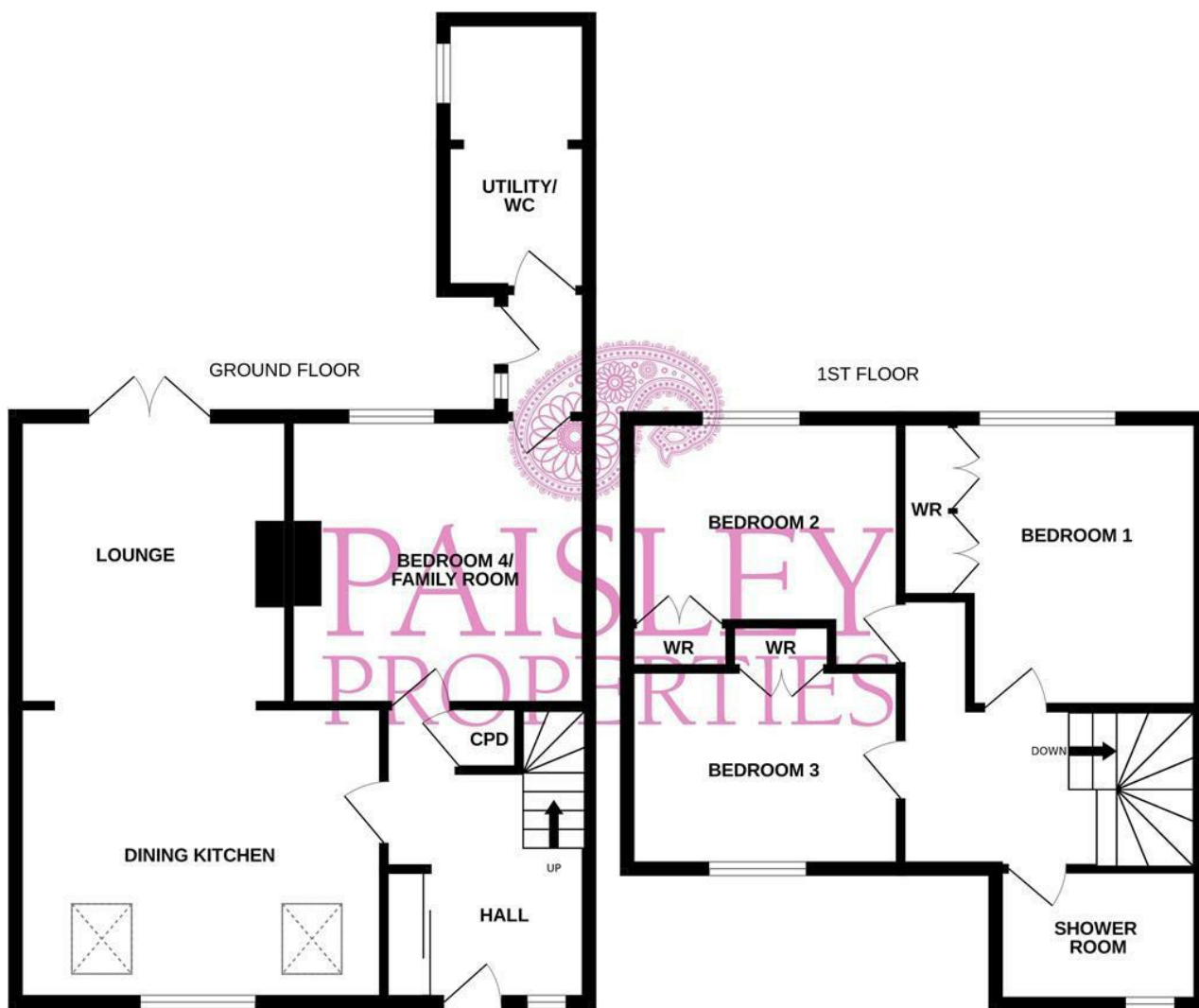
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment 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. \*





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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|                                             |   | 73                      | 79        |
| England & Wales                             |   | 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)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
|                                                                 |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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