37 Thorpes Avenue, Denby Dale HD8 8SP

OFFERS AROUND £250,000

** NO ONWARD CHAIN** THIS FABULOUS SEMI-DETACHED BUNGALOW IS CURRENTLY CONFIGURED TO PROVIDE SPACIOUS LIVING ACCOMMODATION WITH ONE GROUND FLOOR BEDROOM AND A FURTHER LARGE ATTIC ROOM. IT SITS ON A SUPERB CORNER PLOT WITH DRIVEWAY AND SINGLE DETACHED GARAGE.

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

PAISLEY PROPERTIES

ENTRANCE HALL 9′10″ apx x 2′11″ apx

You enter the property through a part-glazed uPVC door into a welcoming entrance hall which has dual-aspect windows allowing natural light to flood in. There is space to remove and store coats and shoes, and an archway leads to the lounge.

LOUNGE 16′2″ apx x 11′2″ max

This generously sized lounge provides ample space for a range of free-standing furniture and has a feature fireplace which houses a gas fire. There are alcoves either side of the chimney breast, a front-facing window, ceiling and wall lighting. A large archway opens up into the dining room, making this a wonderful social space perfect for entertaining family and friends.

DINING ROOM 12′9″ apx x 11′3″ apx

Once a second bedroom, the downstairs has been reconfigured to create a superb dining room space with sliding patio doors which open on to a decked balcony. From the balcony, you can sit and enjoy the picturesque views over the rooftops to the rolling countryside. An archway leads back to the lounge, a glazed door opens to the inner hall and a staircase ascends to the attic room.

INNER HALL 6′2″ apx x 3′11″ apx
The inner hall links the dining room, kitchen, bedroom and shower room, with doors leading to each.

KITCHEN 9′11″ apx x 9′5″ apx

This light and airy kitchen is fitted with wooden wall and base units, roll-top work surfaces and a stainless-steel sink and drainer with mixer tap. There is space for a freestanding oven, fridge freezer and washing machine. A side-facing window looks out over the garden and an external part-glazed uPVC door opens onto the side patio, perfect for alfresco dining. A further glazed door leads to the inner hall.

BEDROOM ONE 9′11″ apx x 9′2″ apx

Positioned to the rear of the property, with beautiful views from its window, is this well proportioned double ground-floor bedroom. There is space for a selection of bedroom furniture items and a glazed door leads to the inner hall.

SHOWER ROOM 6′1″ apx x 5′4″ apx

Recently fitted, this modern shower room comprises a double walk-in shower cubicle with glazed screen and electric shower, a hand wash basin with hot and cold taps which sits upon an attractive vanity unit, and a low-level W.C. The room is fully clad in PVC wall panels, has an obscure-glazed side-facing window, flush ceiling light fitting, vinyl flooring and a glazed door which leads to the inner hall.

ATTIC ROOM 14′9″ max reducing to 8′2″ x 13′4″ into the eaves.

Offering a fantastic additional space, this attic conversion was previously used as a bedroom and has space for a double bed, drawers and dressing table if required. Alternatively, this would make a great hobby room, second sitting room or home office/work space. There is access into the under eaves, which offer handy storage, and the central heating boiler is also neatly tucked away into the eaves space. A Velux window allows natural light in and a staircase descends to the dining room. (Please note there is no building regulation certification for this work).

GARAGE AND DRIVE

There is a good-size driveway suitable for parking multiple cars off-road which leads up to a good-sized detached garage which has an up-and-over door, light and power.

WRAP AROUND GARDENS

To the front of the property is a lawned walled garden. Steps lead down from the kerbside, and a path leads to the front door. The side garden has been landscaped to include an Indian stone-flagged patio, perfect for outdoor furniture, a lawn and a low-maintenance flower bed planted with shrubs. The garden then wraps around to the rear of the property, where there is a pebbled private rear garden.

MATERIAL INFORMATION - PAISLEY

TENURE:
Freehold

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

COUNCIL AND COUNCIL TAX BAND: B
Kirklees

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property and there is not 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 xxx Mbps

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

AGENT NOTES - PAISLEY
AGENT 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.

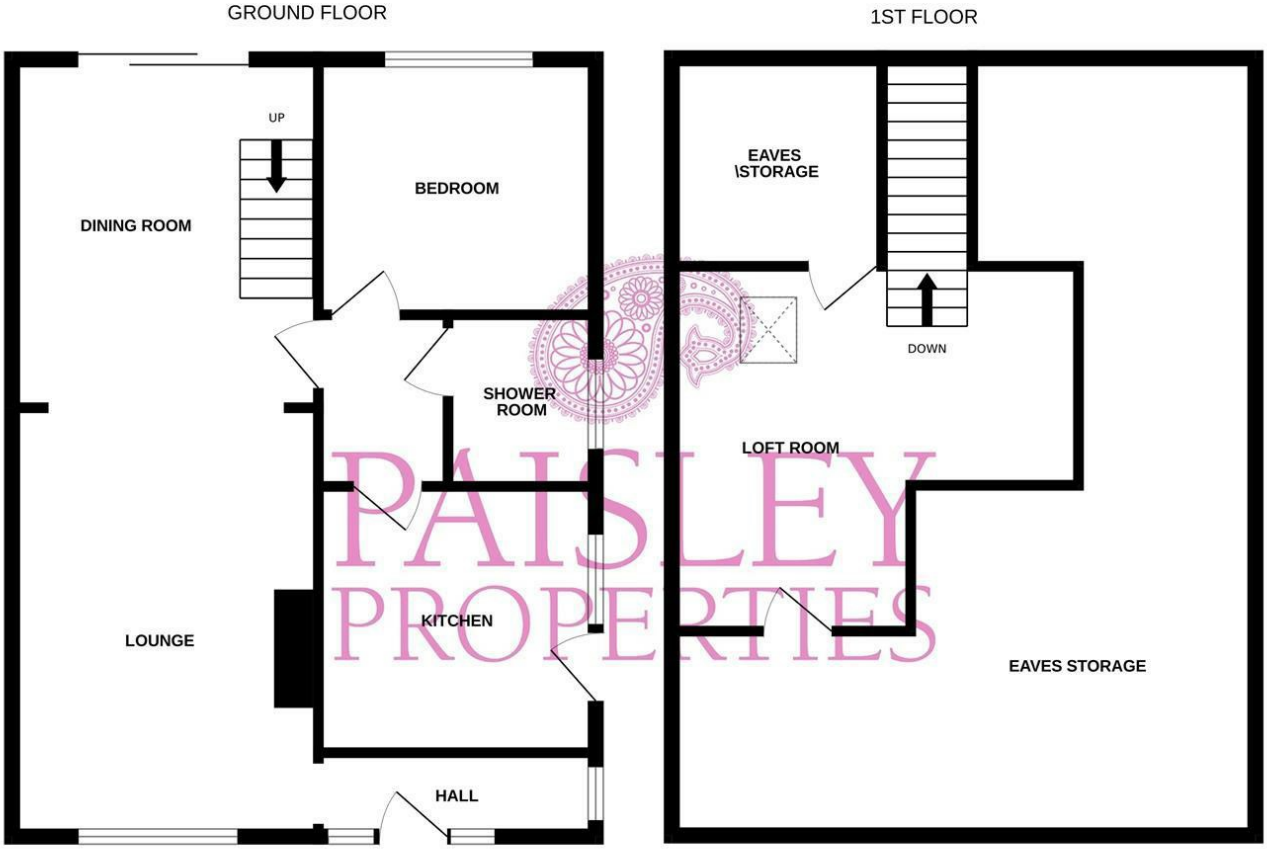
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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
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 - PAISLEY
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. *



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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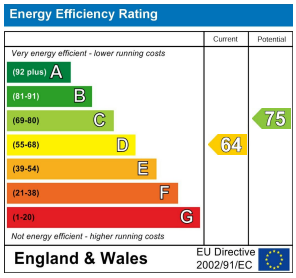

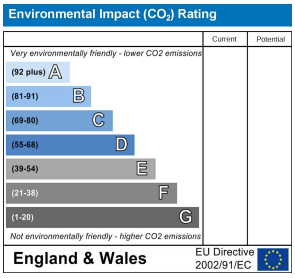

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