

215 Cumberworth Lane,
Lower Cumberworth HD8 8PR

OFFERS OVER
£400,000



THIS SPACIOUS, BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED PROPERTY SITS IN A FANTASTIC SEMI-RURAL LOCATION AND IS SIMPLY BURSTING WITH CHARACTER AND FURTHER POTENTIAL. BOASTING OFF ROAD PARKING, A GARAGE AND LOVELY GARDENS, INTERNAL VIEWING IS HIGHLY RECOMMENDED.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D

PAISLEY
PROPERTIES

SUMMARY

Rarely do opportunities arise to acquire a property of this standard and in such a lovely location - perfectly placed off the road between the villages of Lower Cumberworth and Denby Dale surrounded by open fields and enjoying far reaching views, this semi-detached four double bedroom property is stylishly decorated whilst still retaining period features. It offers spacious accommodation briefly comprising of:- generous entrance hallway, downstairs shower room, large farmhouse style kitchen, large dining room and lounge with a twin staircase leading to upstairs - here can be found three double bedrooms and a house bathroom to one side and a large double bedroom with a guest W.C. to the other. Externally the property does not disappoint having a block paved driveway for one vehicle to the rear of the property and then a single garage and further parking space which is accessed via a shared driveway to the front of the property. Well manicured gardens provide the perfect place to sit out and enjoy the outdoors having a lawn and planted borders to the front and a lovely paved area to the side which ends with a short set of steps which lead down to the garage.

ENTRANCE HALLWAY 9'4" x 10'5" max

You enter the property through a composite door with glazed panels either side into a light and airy welcoming hallway space with plenty of room to store outdoor clothing on arrival. Dark wood effect laminate flooring runs underfoot, a set of double doors with glazed panels open to the dining room whilst there are further doors leading to the breakfast kitchen and the downstairs shower room.



DOWNSTAIRS SHOWER ROOM 4'11" x 5'2" max

This useful shower room is located just off the entrance hallway and is fitted with a white rope design low level W.C. and matching pedestal hand wash basin alongside a step in shower enclosure which is equipped with a thermostatic mixer shower. The room is fully tiled with white tiles with decorative inset tiles with grey motifs. Dark grey contrasting ceramic tiles run underfoot. An obscure window allows natural light to enter and a door leads to the entrance hallway.



BREAKFAST KITCHEN 18'10" x 13'6" max

Spanning the rear of the property with windows to dual aspects allowing lots of natural light to enter, this traditional style farmhouse kitchen is fitted with a range of varnished timber base and wall units, mottled roll top laminate worktops, a cream composite one and a half bowl sink with a satin chrome mixer tap and tiled splashbacks in beige tones. Cooking facilities include an integrated microwave, electric fan oven and an electric ceramic hob with a concealed extractor fan over. There is plumbing and space for a washing machine, integrated under counter fridge and freezer and an alcove provides space for a tall fridge freezer whilst the property's central heating boiler is cleverly hidden in one of the cupboards. A breakfast bar provides an informal dining solution. Terracotta coloured ceramic tiles run underfoot and there are spotlights to the ceiling. Doors lead to the entrance hallway and to the rear porch.



REAR PORCH 5'7" x 3'6"

Accessed via a glazed internal door from the kitchen this practical porch has a ceramic tiled floor and a large storage cupboard housing the property's meters and offering further storage for household items. A composite door with an obscure glazed panel leads out to the rear of the property.

DINING ROOM 17'2" x 15'3" max

Located to the front of the property this gorgeous dining room really must be viewed to be fully appreciated. Views of the front garden and fields beyond can be enjoyed from the window seat which is nestled into the bay window. Dark wood effect laminate flooring runs underfoot and the room is tastefully decorated with satin chrome wall lights illuminating it beautifully. A large square opening links the dining room to the lounge and between the two rooms a set of double timber staircases ascend to the first floor creating a wonderful focal point in the room and matching in wonderfully with the dark wood beams to the ceiling. There is an abundance of space for not only a large dining table but other items of freestanding furniture. A set of double doors with glazed panels open to the hallway.



LOUNGE 13'3" x 17'1" max

Extending from the dining room and also having a wonderful bay window with a window seat offering views of the garden, this stunning lounge has an electric stove on a marble hearth with a black timber surround as a feature and plenty of room for lounge furniture. Two further windows face out to the rear of the property allowing extra natural light to enter and once again there are wall lights lighting the room magnificently. The double staircase is a really special feature as are the exposed timber beams to the ceiling and oak effect laminate underfoot. A large opening connects to the dining room.



FIRST FLOOR LANDING 2'7" x 9'4" max

A carpeted staircase ascends from the dining room to the main first floor landing which has doors leading to three double bedrooms and a house bathroom.

BEDROOM ONE 14'10" x 12'0" max

This tastefully decorated master bedroom has fitted wardrobes to two walls and commands far reaching views of the open farmland from its front facing window. There is ample space for freestanding bedroom furniture and beams to the ceiling add character. A door leads to the landing.



BEDROOM TWO 12'0" x 13'8" max

This second double bedroom has windows to dual aspects which again offer superb views of the local countryside. It is stylishly decorated with ample space to accommodate freestanding bedroom furniture. There are spotlights to the ceiling and carpet under foot. A door leads to the landing.



BEDROOM THREE 9'4" x 10'3" max

This light and airy third double bedroom has windows to dual aspects allowing an abundance of natural light to enter and really maximising the properties location and beautiful views. The walls have been panelled as has the ceiling and are painted in a rich shade of teal. Carpet runs under foot and spotlights to the ceiling complete the scheme. A door leads to the landing.



HOUSE BATHROOM 8'1" x 7'0" max

This contemporary house bathroom is fitted with oak effect vanity units which incorporate a great amount of storage for bathroom essentials alongside a white integrated hand wash basin, a concealed cistern W.C. and a bath with a thermostatic waterfall mixer shower over. The room is fully tiled with beige tiles and coordinating beige ceramic floor tiles run under foot. A chrome heated towel rail and spotlights to the ceiling complete the room. An obscure window allows natural light to flood in and a door leads to the landing.



SECOND FIRST FLOOR LANDING

Accessed via the second staircase this time from the lounge area, the secondary landing has doors leading to the guest WC and the fourth double bedroom.

GUEST W.C. 2'5" x 7'3" max

This guest W.C. is appointed with a low level white toilet and matching white pedestal hand wash basin. The walls are partially tiled with grey marble effect tiles with a decorative grey and pink border whilst grey wood effect flooring runs underfoot. An obscure window allows natural light to flood in and a decorative high level timber framed glazed panel cleverly allows light to cascade onto the landing. A door leads to the landing.

BEDROOM FOUR 9'4" x 10'3" max

Again, enjoying far reaching views from its bay window this large double bedroom benefits from built-in wardrobes to one wall and also a built-in dressing table and cupboards to the other. There is still further space for items of freestanding bedroom furniture. A door leads to the landing.



FRONT, GARAGE & PARKING

A block paved driveway provides off road parking for two vehicles - this then leads to the property's rear door and a gated path leads round to the side garden. To the front of the property runs a shared driveway off which there is a further parking area for multiple vehicles and access to the property's single garage.



GARDEN

The property boasts a well-manicured wrap around garden which has a lawn to the front with hedges offering privacy, there is a flagged decorative patio area for pots and planters and a large block paved area to the side which extends to an attractive decorative circular paved area providing the perfect place for garden furniture. A set of steps lead down to the garage whilst the block paved pathway leads around the side of the property to the rear.



VIEWS



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 E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage

RIGHTS AND RESTRICTIONS: NONE

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 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 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

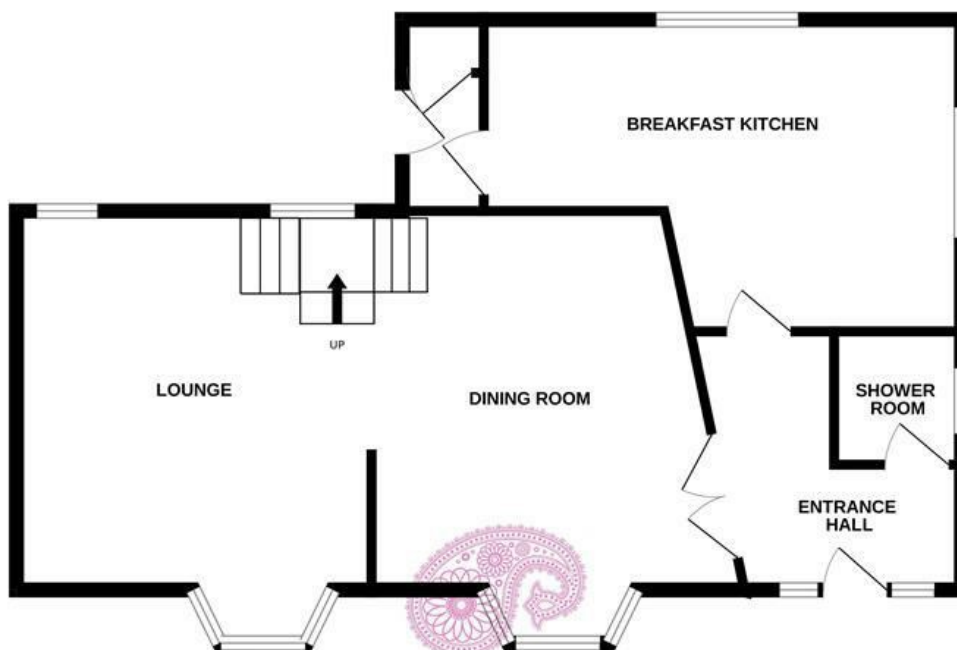
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

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.

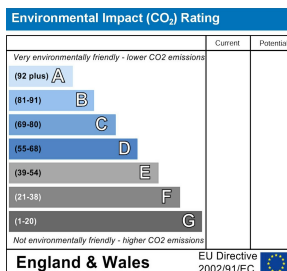
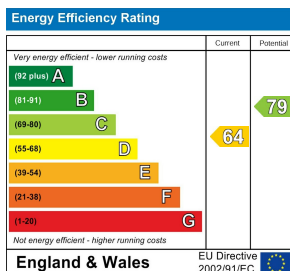
GROUND FLOOR



1ST FLOOR



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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