

21 East Hill Way,  
Denby Dale HD8 8FY

PER MONTH  
£2,500 Per Month



THIS STUNNING FIVE BEDROOM DETACHED PROPERTY OFFERING GREAT LIVING ACCOMMODATION, A LOVELY MODERN KITCHEN, GARDEN AND GORGEOUS VIEWS OVER THE VILLAGE.

UNFURNISHED / NO SMOKERS / BOND £2,885 / ENERGY RATING: B / COUNCIL TAX BAND: F.

PAISLEY  
PROPERTIES



## ENTRANCE

You enter the property through a part glazed composite door, with floor to ceiling glazed window to the side. There is plenty of space for free standing furniture as well as room to store coats and shoes. A handy under stairs storage cupboard provides space to hide away household items. There is neutral beige carpet underfoot and chrome ceiling spotlights. A staircase ascends to the first floor landing and further oak veneer doors lead to bedroom four, gym, shower room and utility.

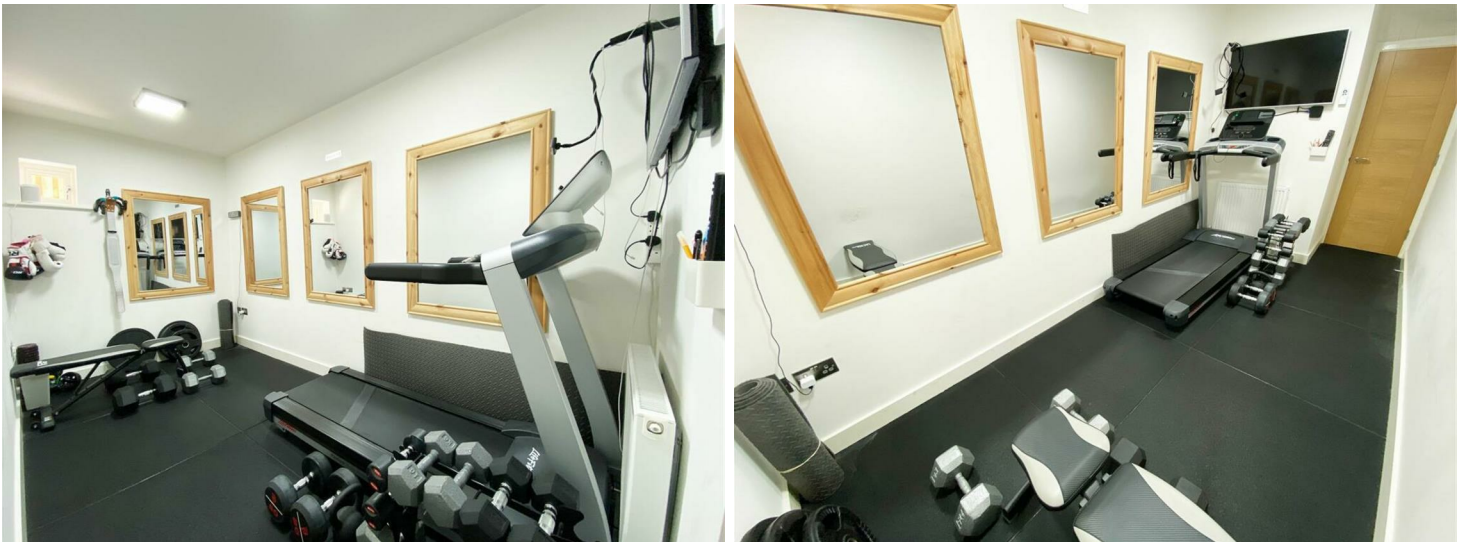


## BEDROOM FOUR 10'2" max x 9'2" max

Positioned to the front of the property, this double bedroom benefits from a pleasant outlook through a large glazed window onto the front garden area. There is plenty of space for freestanding furniture. The bedroom has a central flush ceiling light and neutral beige carpet under foot.



**GYM 6'6" max x 13'3" max**



**SHOWER ROOM 9'5" max x 3'7" max**

This three piece white suite includes a shower cubicle, hand wash basin which sits upon a vanity unit and a low level W.C. There are decorative wall and floor tiles in beige, ceiling spot lighting and chrome heated towel rail. The shower room is positioned to the rear of the property. A door leads through to the entrance hall.





**UTILITY 6'7" max x 10'4" max**

Located to the rear of the property is this useful utility room fitted with light grey base units, stone effect laminate worktop with matching up stands, single stainless steel sink and drainer with mixer tap. There is also space to accommodate a washing machine and tumble dryer, a side facing window and external composite door leads down the side of the property. The utility has cream tiles under foot and a flush central ceiling light. An internal door leads to the entrance hall.



## FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing. Being neutrally painted in white with beige carpet under foot. Doors lead to the dining area, living room and bedroom five/office.

## LIVING ROOM 20'5" max x 12'9" max

This very generously sized living room benefits from two large front facing windows enjoying views over the village. There are two flush central ceiling lights and neutral beige carpet under foot. Double doors lead through to dining kitchen and further internal door leads onto the landing.



## DINING KITCHEN 10'4" max x 31'2" max

This impressive open plan living dining kitchen offers the perfect place to socialise and entertain family and friends and has an abundance of space for living and dining room furniture. The kitchen is fitted with light grey handle-less base and wall units with feature brown laminate wood effect cupboards surrounding the ovens. The kitchen benefits from a white quartz worktop and matching upstands, one and a half bowl stainless steel sink with mixer tap. Integrated appliances include two ovens, induction hob, dishwasher, fridge freezer, extractor fan, and wine cooler. From the kitchen area there is a rear facing window enjoying views over the garden.

The room opens up to an outstanding dining area where there are windows to three elevations, Velux skylights and patio doors which open to the garden, allowing natural light to pour into this stunning space and enabling the patio/garden to become part of the house. There is cream tiled flooring throughout this space and chrome ceiling spotlights.

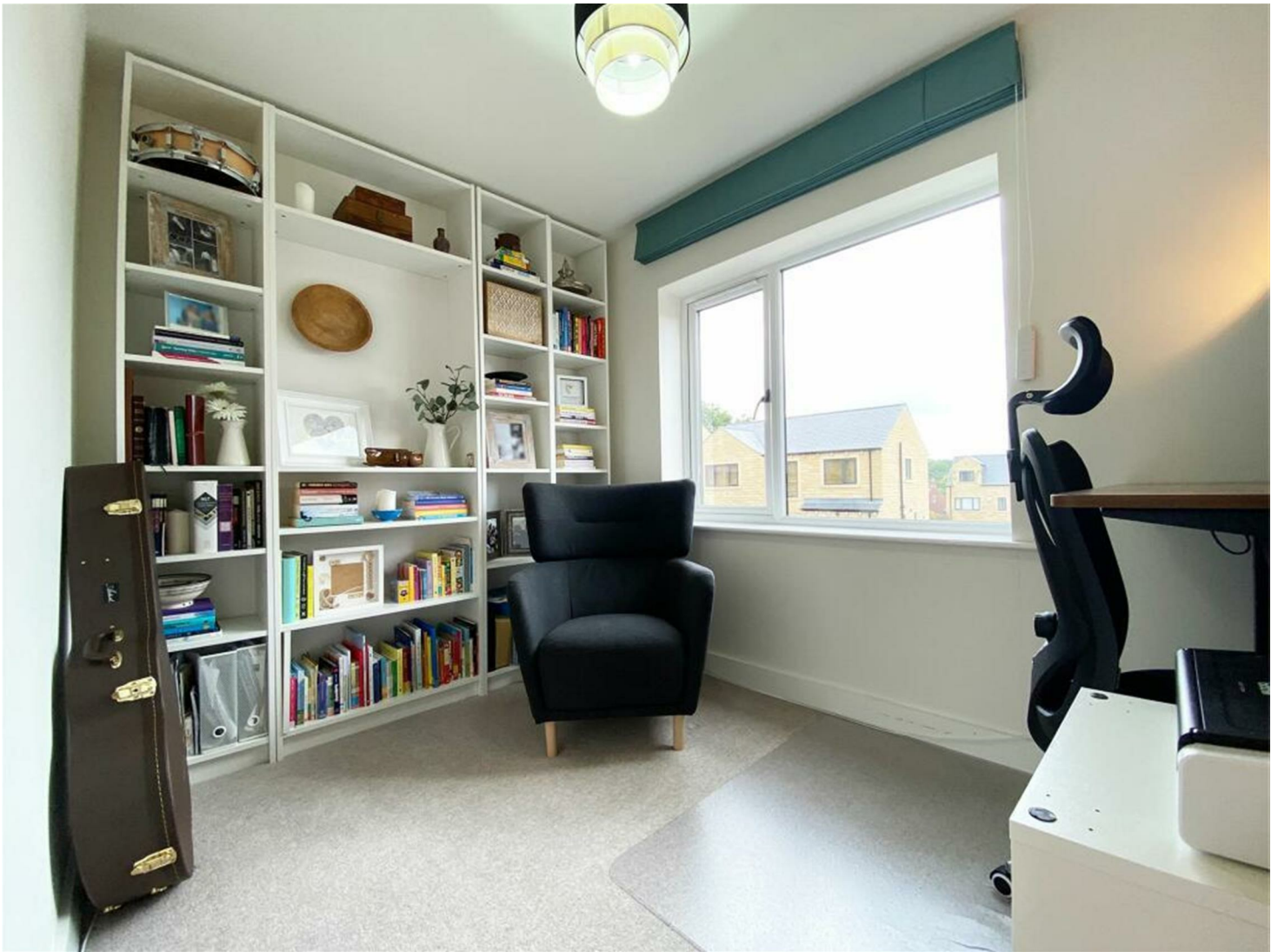






### **BEDROOM FIVE/OFFICE 7'3" max x 10'1" max**

Currently used by the landlord as an office, this fifth bedroom could accommodate a double bed and furniture if required and is located to the front of the property with a window enjoying views over the village. There is a central pendant light and neutral beige carpet under foot. A door leads to the landing.



**BEDROOM ONE 14'3" max x 10'3" max**

This generously sized, king size, principal bedroom offers ample space for a range of freestanding bedroom furniture items. Positioned to the front of the property and enjoying a large floor to ceiling window with elevated views over the village. The room is elegantly presented in neutral tones with beige carpet under foot and a central ceiling light fitting. A door leads to the landing and a doorway leads to the dressing room.

**DRESSING ROOM 8'2" max x 8'3" max**

Benefitting from fitted wardrobes as well as space for free standing furniture, the dressing room is located to the front of the property and has a large frosted glazed window allowing lots of natural light. The room is neutrally decorated in white with beige carpet under foot and there is a central ceiling light fitting. A door leads to the en-suite.



**ENSUITE 7'3" max x 7'8" max**

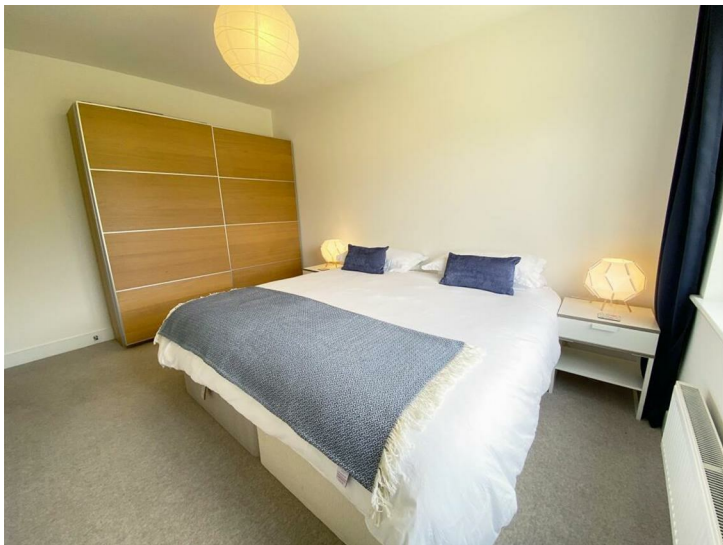
Fitted with a high end three-piece white suite including rainfall shower with glazed screen, hand wash basin with mixer tap and vanity unit, low level W.C. This stylish en-suite is partially tiled in light grey and has an obscure glazed front facing window, spot lighting, chrome heated towel rail and tiled flooring. A door leads to the dressing room.





### **BEDROOM TWO 9'4" max x 13'0" max**

Positioned to the rear of the property, this well proportioned king size bedroom benefits from plenty of space for freestanding furniture. Decorated in neutral tones the room is light and airy. There is beige carpet under foot and a central ceiling pendant. Door leads to the landing.



### **BEDROOM THREE 10'9" max x 9'6" max**

Enjoying wonderful views of the fields beyond the rear garden, this double bedroom has plenty of space for freestanding furniture and would make a lovely children's bedroom. There is neutral beige carpet under foot and a central ceiling pendant light. Door leads to the landing.



### **BATHROOM 6'7" max x 10'4" max**

Thoughtfully designed to include a separate shower cubicle with overhead rainfall shower, bath with wall mounted chrome taps and shower attachment, hand wash basin, and low level W.C, this luxurious bathroom is partially tiled in attractive porcelain wall tiles. There is a rear facing obscure glazed window, spot lighting, chrome heated towel rail, tiled flooring and a door which leads to the landing.



### **GARAGE AND DRIVE**

To the front of the property there is a double width driveway which sits in front of the property's integral garage. The garage has an electric sectional garage door, light and power.

### **FRONT GARDEN**

Boasting an attractive curb appeal, this stone built property sits behind a lawned garden.

### **REAR GARDEN**

The garden offers a superb raised lawned area with a raised planter behind. The lower level is tastefully paved and a great space for entertaining. The garden is fully enclosed by boundary fencing.





## NEW LETTINGS INFORMATION

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

**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**

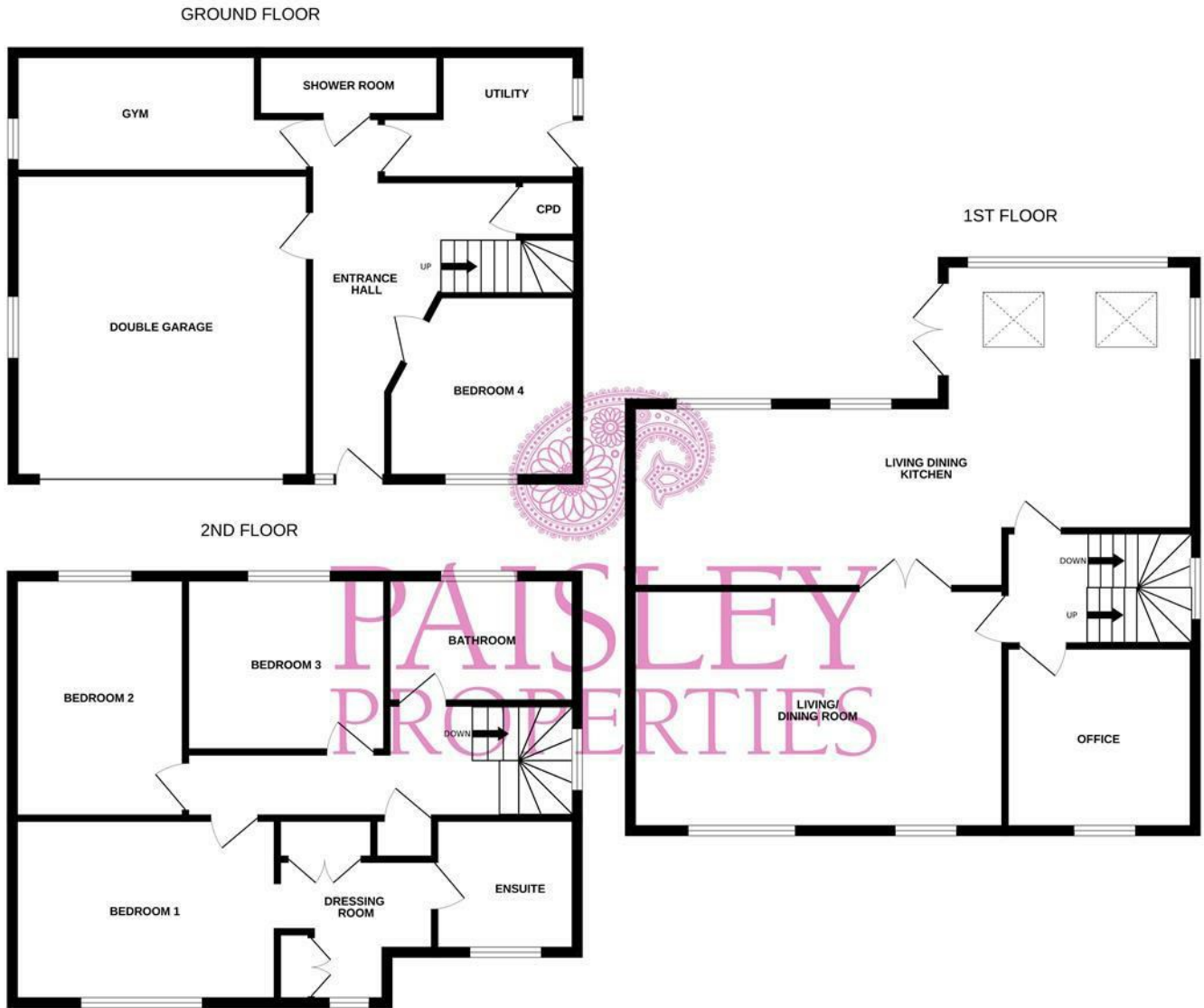
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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

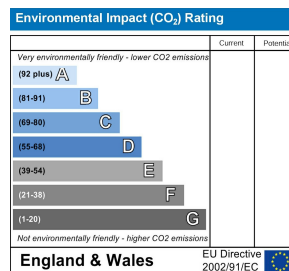
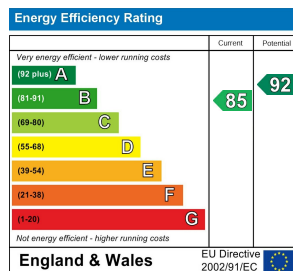
**PAISLEY SURVEYORS**

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.





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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