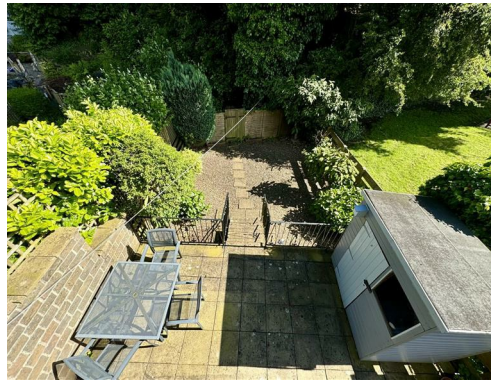


Welldearne Cottage, Sunnybank,  
Denby Dale HD8 8TJ

OFFERS AROUND  
£230,000



FULL OF CHARACTER THIS TWO BEDROOM, FULLY RENOVATED, COTTAGE SITS UPON A LOVELY PLOT WITH PARKING TO THE FRONT AND CHARMING PRIVATE GARDEN TO THE REAR AND IS LOCATED CLOSE TO THE VILLAGE CENTRE.

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

PAISLEY  
PROPERTIES

## ENTRANCE PORCH

You enter the property through a part glazed timber door into the entrance porch, where there is room to remove coats and shoes. a further door leads into the kitchen.



## OPEN-PLAN LIVING KITCHEN 24'10" (max) x 9'11" (max)

Split into two dedicated areas, the great open plan space spans the depth of the property and is flooded with an abundance of natural light having windows on three sides. To the front of the property is the modern kitchen which includes shaker style cream wall and base units, wood block effect roll top work surfaces, an inset one and a half bowl composite sink and a tiled splashback. Appliances include an electric oven, gas hob with extractor hood over and there is space and plumbing for a washing machine and space for an undercounter fridge. There is a handy breakfast bar, exposed timber beams, vinyl flooring and adjustable spotlights.

To the rear of the room is the lounge area which has large sliding patio doors, giving access to the patio and providing views over the garden. There is carpeted flooring, pendant lighting, an electric wall hung fireplace set in a central chimney breast and an open staircase leads to the first floor.





### **STAIRS & FIRST FLOOR LANDING**

Stairs ascend from the lounge to the first floor landing where doors lead to the two bedrooms and house bathroom. There is carpeted flooring and neutral decor.

### **BEDROOM ONE 10'9" x 8'2" approx**

Located at the rear of the property and taking in views of the wonderful surroundings from the large rear facing window, this good sized double bedroom has space for freestanding furniture and has the added benefit of two inbuilt storage cupboards. There is carpeted flooring, pendant lighting, neutral decor and a door leads back to the landing.



### **STUDY / BEDROOM TWO 9'11" x 5'1" approx**

Positioned to the front of the property, this well proportioned single room could equally lend itself to being used as an office, dressing room or hobby room. There is carpeted flooring, pendant lighting and a front facing window with views over the garden and street. A door leads to the landing.

### **HOUSE BATHROOM 6'1" x 5'9" approx**

This contemporary house bathroom features a white three piece suite consisting of a panelled bath with chrome mixer tap and electric shower over, a hand wash basin set in a vanity unit and a low flush W.C. There is an additional storage cupboard, a wall mounted mirror, vinyl flooring and a front facing obscure glazed window. A door leads to the landing.



### **GARDENS & PARKING**

To the front of the property is a small pebbled garden with some well established shrubs and conifer trees giving privacy to the property. The garden is surrounded by a low stone wall on two sides and timber fencing to the other. A driveway for one car leads to the porch which gives access to the property. A path continues around the porch to the back garden.

This split level rear garden has a large stone flagged patio area adjacent to the property, which is perfect for alfresco dining and entertaining. There is a handy shed, perfect for storing garden items and stone steps lead down to the lower garden, which is low maintenance and has some established shrubs and trees around it's border. The garden has high level timber fencing on three sides and backs onto the river Dearne.





### **WELLDEARNE HOUSE AND COTTAGE**

Please note there is the option to purchase this property alongside Welldearne House, currently on the market at offers around £450,000.

### **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: B

PROPERTY CONSTRUCTION:

PARKING: Driveway and parking for one car

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

**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.

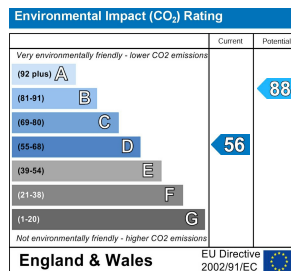
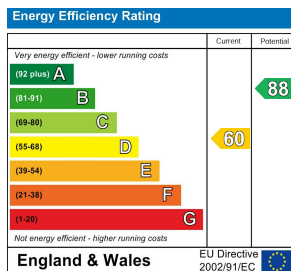
**PAISLEY SURVEYORS**

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.

**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. \*



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