268A Wakefield Road, Denby Dale HD8 8SS

OFFERS AROUND £250,000

NO ONWARD CHAIN
THIS GENEROUSLY SIZED THREE BEDROOM DETACHED HOME HAS GOOD SIZED GARDENS TO THE FRONT AND REAR, A LARGE GARAGE WITH POTENTIAL TO BE USED AS FURTHER ACCOMMODATION AND PARKING.

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

PAISLEY PROPERTIES

ENTRANCE HALL 12′6″ apx x 4′11″ apx

You enter the property through a uPVC part glazed door with side window into a welcome entrance hallway. There is space to remove and store coats and shoes, with the added benefit of an understairs store cupboard. As you step in there is matting to the entrance and then wood flooring completes the space. Doors lead to the breakfast kitchen, lounge diner and W.C and a staircase ascends to the first floor landing.

BREAKFAST KITCHEN 12′4″ apx x 9′5″ apx

Positioned to the front of the property with a window over looking the garden is this breakfast kitchen which comprises of wood effect wall and base units, roll top work surfaces, tiled splash backs, a stainless steel sink and drainer with mixer tap, double electric oven, four ring gas hob and concealed extractor fan. There is space for a freestanding washing machine, slimline dishwasher and under unit fridge. The room offers space for a breakfast table and chairs, has vinyl tile effect flooring and a glazed door which leads to the entrance hall.

LOUNGE 22′0″ apx x 12′7″ apx

An impressive lounge diner spanning the full width of the property this room is neutrally decorated and has an abundance of space for a range of furniture. An obscure glazed external door with side window provides access out to the garden and a further rear facing window allows natural light to flood in. Attractive solid wood flooring completes the room and a glazed door leads to the entrance hall.

DOWNSTAIRS W.C 5′10″ apx x 3′11″ apx
Fitted with a wall hung hand wash basin with mixer tap and low level W.C this handy cloak room has mosaic effect tiling, a side facing obscure glazed window, spot lighting and vinyl tile effect flooring. A door leads to the entrance hall.

FIRST FLOOR LANDING
Stairs rise from the entrance hall to this first floor landing. A side facing window allows natural light to cascade down the stairs and a high ceiling creates the feeling of space. There is spot lighting, a ceiling hatch with pull down ladder that provides access to the boarded loft space and doors which lead to the three bedrooms and house bathroom.

BEDROOM ONE 12′9″ apx x 10′3″ apx

A generously sized double bedroom boasting fitted wardrobes and space for other freestanding furniture items this room is neutrally decorated and has a rear facing window overlooking the garden and beyond. A door leads to the landing.

BEDROOM TWO 11′4″ apx x 9′4″ apx

Located to the front of the property is this good sized double bedroom which can accommodate a bed, bedside tables and has fitted wardrobes. The room is decorated in neutral tones and has a front facing window looking over the garden. A door leads to the landing.

BEDROOM THREE 11′5″ apx x 9′6″ apx

This well proportioned third bedroom could also accommodate a double bed and accompanying items and enjoys views to the rear of the property from its window. A door leads to the landing.

BATHROOM 10′3″ max x 5′10″ max

Comprising of a three piece white suite including bath with mains fed shower over, pedestal hand wash basin with mixer tap and low level W.C this house bathroom is partially tiled in decorative wall tiles, has an obscure glazed front facing window and vinyl tile effect flooring. To one corner is a linen cupboard and a further door leads to the landing.

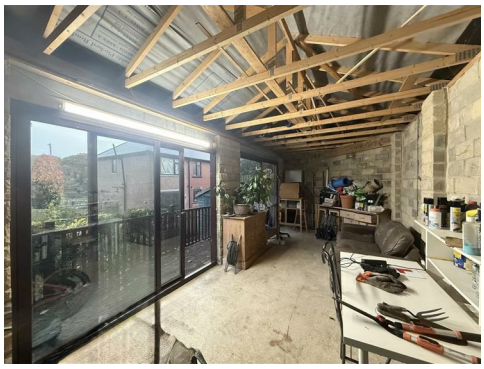
FRONT GARDEN

To the front of the property is an enclosed garden with lawn, decked seating area and planted borders. The garden wraps around one side of the property and adjoins the rest and a gate to the opposite side leads out to the side parking. Steps lead up to the garage.

REAR GARDEN

To the rear of the property is a further good sized lawned garden with planted areas. This garden is enclosed by boundary fencing.

GARAGE AND PARKING 23′2″ apx x 9′4″ apx



This is an unusual garage. It could easily be used as a traditional garage but to the side elevation there are two large sliding patio doors which help lend this space to being so much more. With little work this could be transformed into a home office area, teenage den, or garden / entertaining room. There is light and power in here and in addition to the patio doors there is an electric garage door.

To the side of the property there is ample roadside parking and the previous owners have on occasion been able to accommodate four vehicles.

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 D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: Neighbours have a right of access over the property's land. The access road to Weavers Walk belongs to 268a Wakefield Road. The residents of the houses on Weavers Walk retain right of access over the land. It has been resurfaced this year.
However the vendor is prepared to retain this, if a potential buyer only wishes to purchase the house and garden.

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: Please be advised that a minor subsidence issue was previously identified on this property. However, the current owners have addressed and rectified the problem. They will also provide a 10-year warranty and a Certificate of Structural Adequacy, ensuring the stability and safety of 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

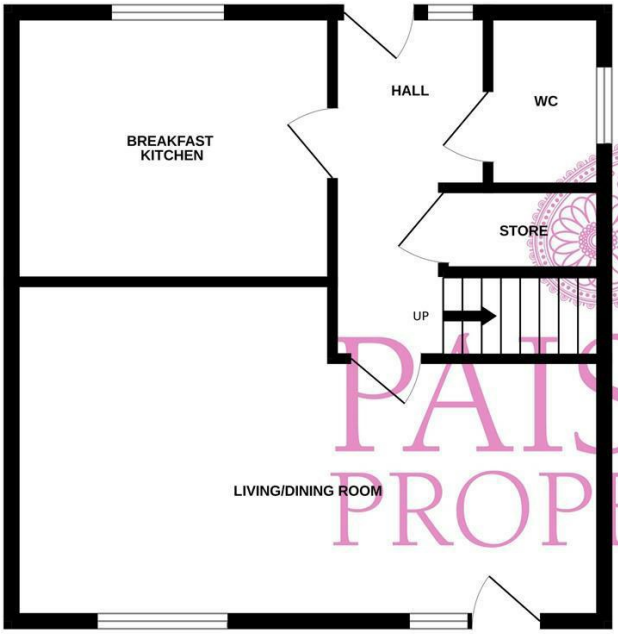
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

PAISLEY MORTGAGES

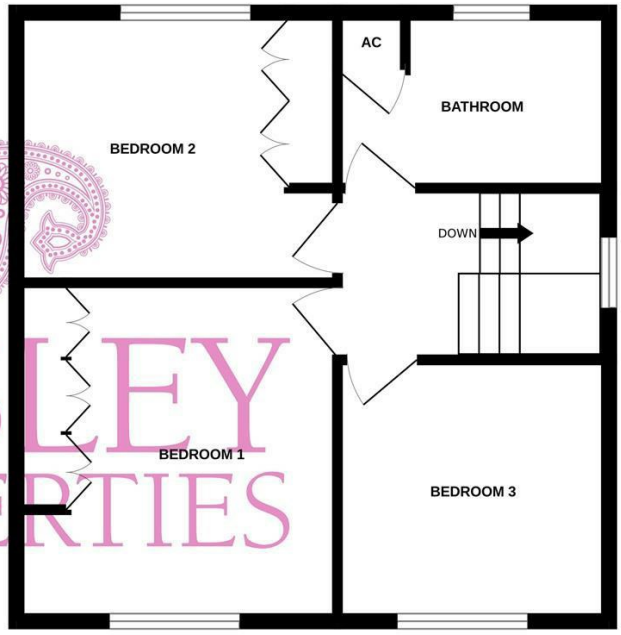
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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

GROUND FLOOR



1ST FLOOR



PAISLEY PROPERTIES

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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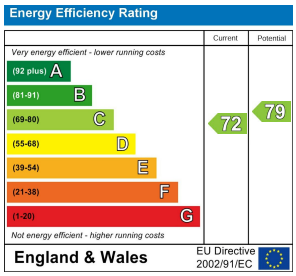

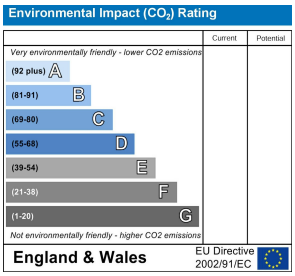

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