

41 Withyside,
Denby Dale HD8 8SF

OFFERS AROUND
£190,000



THIS SUPERB THREE BEDROOM EXTENDED SEMI DETACHED HOME BENEFITS FROM GARDENS, LONG DRIVEWAY AND DETACHED GARAGE.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 5'2" apx x 4'4" apx

You enter the property through a timber door into this welcoming entrance hallway where there is space to remove outdoor coats and shoes. A staircase ascends to the first floor landing and doors lead through to the lounge and breakfast kitchen.



LOUNGE 18'0" apx x 11'3" apx

This generously sized lounge provides ample space for a range of freestanding furniture and has a feature marble effect fireplace with timber surround which houses an electric fire. The room is floored with natural light courtesy of the front facing window and glazed sliding doors which lead to the sun room. A further door leads to the entrance hall.



BREAKFAST KITCHEN 13'1" max x 8'9" apx

Fitted with white gloss wall and base units, contrasting black roll top work surfaces, tiled splash backs and a one and a half bowl stainless steel sink and drainer this spacious kitchen also has room to accommodate a freestanding cooker, fridge freezer and washing machine alongside a breakfast table and chairs. There is a side facing window and doors lead to the entrance hall, W.C and sun room.



DOWNSTAIRS W.C 5'6" max x 5'7" max

Cleverly added, this downstairs W.C is neatly tucked in the space underneath the stairs and comprises of a wall mounted hand wash basin and low level W.C. The room also provides handy storage for household items such as hoover and ironing board. A side facing window and door to the breakfast kitchen complete the space.

SUN ROOM 16'7" apx x 7'3" apx

A fantastic addition to the property is this large sun room which offers versatile additional living accommodation. The room would easily house sitting room or dining room furniture or would alternative make a wonderful playroom or home office. There is an abundance of natural light due to the wall of windows, sliding glazed doors lead to the lounge and an external uPVC door leads out onto the driveway.



FIRST FLOOR LANDING 7'5" apx x 3'6" apx

Stairs ascend from the entrance hall to the first floor landing where there are some useful over stairs storage cupboards and doors leading to the three bedrooms, shower room and W.C.



BEDROOM ONE 11'5" apx x 10'6" apx

Positioned to the rear of the property is this well proportioned double bedroom which benefits from built in furniture including wardrobes, over head cupboards and drawers. There is a rear facing window and a door which leads to the landing.



BEDROOM TWO 10'7" apx x 6'4" apx

This single bedroom sits to the front of the property and has overhead storage cupboards and a built in wardrobe. A window looks out over the front garden and street scene beyond. A door leads to the landing.



BEDROOM THREE 8'11" max x 7'2" max

A single room, this would make a wonderful nursery/childs room, home office or hobby room and benefits from a rear facing window. A door leads to the landing.

SHOWER ROOM 7'6" apx x 5'8" apx

Comprising of a modern double walk in shower with mains fed dual head shower and a white hand wash basin which sits upon a vanity unit this shower room has PVC panelling around shower and is fully tiled to the rest of the space. There is a storage cupboard which also neatly houses the central heating boiler, obscure glazed side facing window and a door which leads to the landing.

SEPARATE TOILET 4'4" max x 2'7" max

Positioned to the front of the house is this handy separate toilet. There is a front facing obscure glazed window and door which leads to the landing.



FRONT GARDEN

The property sits behind an attractive front garden which has a central path leading up to the front door, lawns either side and well stocked flower bed borders.



DRIVEWAY AND GARAGE

A long driveway extends up the side of the property providing off road parking for multiple vehicles and leading to a single detached garage/workshop.

REAR GARDEN

Sitting to the side of the garage is a garden shed and low maintenance gravelled area perfect for pots and planters.

There is the potential to remove the shed and garage and extend the garden if desired.





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.

MATERIAL INFORMATION

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

*Water supply & Sewerage-

*Electricity & Gas Supply -

*Heating Source -

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

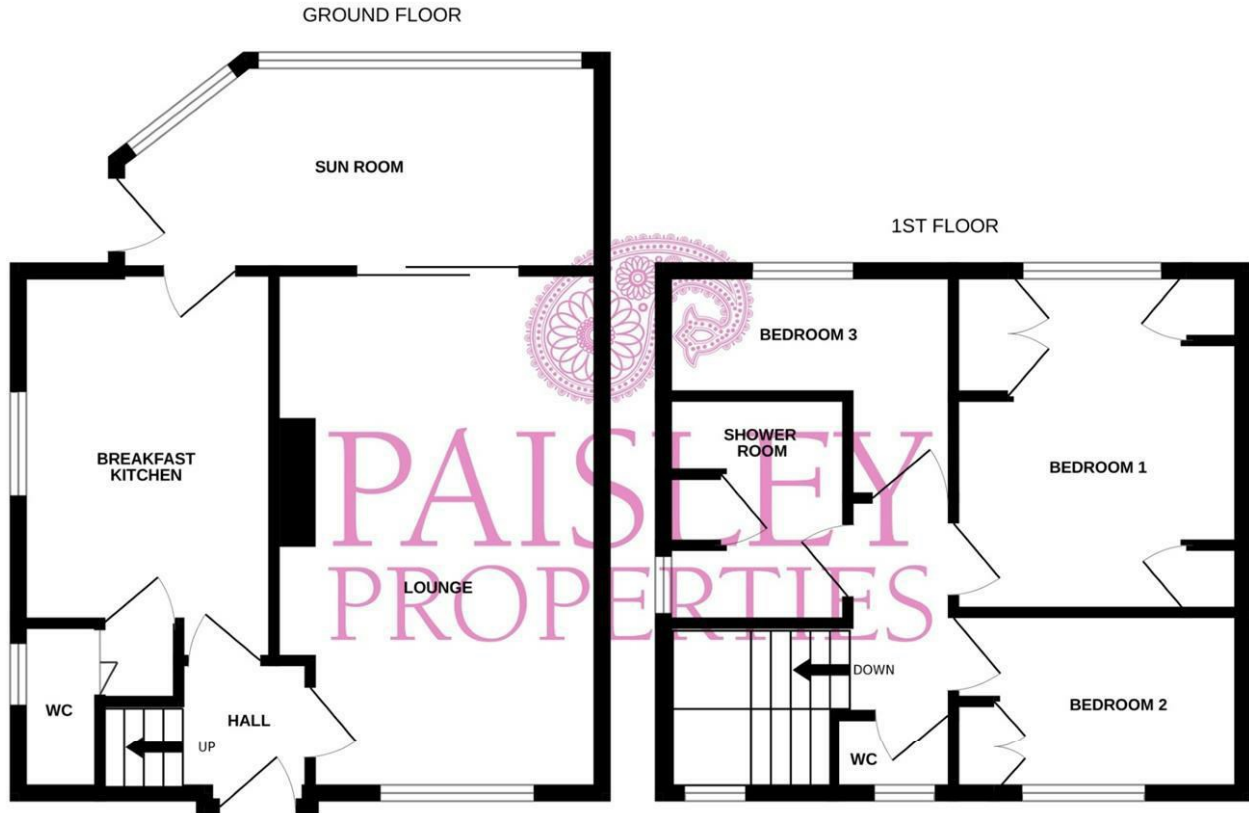
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

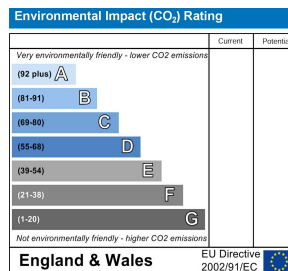
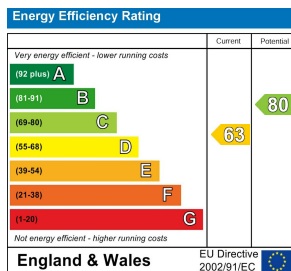
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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