

16 Dene Park,
Kirkburton HD8 0XJ

OFFERS AROUND
£400,000



****NO ONWARD CHAIN** THIS TWO/THREE BEDROOM DETACHED BUNGALOW IS NEUTRALLY DECORATED THROUGHOUT AND OFFERS VERSATILE ACCOMMODATION. IT BOASTS A GOOD SIZE PLOT WITH A WRAP AROUND GARDEN, GARAGE AND GREENHOUSE.**

FREEHOLD / COUNCIL TAX BAND D/ ENERGY RATING C

PAISLEY
PROPERTIES

DINING ROOM 9'9" apx x 13'8" apx



You enter the property through a part glazed uPVC door into the dining room which has neutral décor and carpet underfoot. To one corner sits a built in storage cupboard. A side facing window floods the space with natural light and part glazed doors lead to the lounge, kitchen and hallway.

KITCHEN 10'11" apx x 10'11" apx



This modern kitchen is fitted with a range of cream gloss wall and base units, contrasting laminate worktops and upstands and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise a four ring induction hob with a stainless steel extractor fan over and a single electric fan oven. There is space and plumbing for a washing machine and space for an American style fridge freezer too. Oak effect laminate flooring runs underfoot and there are spotlights to the ceiling. A side facing window allows natural light to enter and a part glazed uPVC door leads out to the side of the property. A part glazed internal door leads through to the dining room.

LOUNGE 10'11" apx x 21'0" apx



Located to the front of the property and simply flooded with natural light from two leaded windows, this neutrally decorated generous lounge has a gas fire in a marble fireplace as a focal point. There is ample space to accommodate lounge furniture. Two wall lights and two matching ceiling light fittings illuminate the room beautifully. A part glazed door leads into the dining room.

HALLWAY 2'11" apx x 9'1" apx

The hallway has carpet underfoot, neutral décor and a hatch allowing access to the loft. There is a useful shelved storage cupboard and doors lead to the two bedrooms shower room and dining room.

SHOWER ROOM 10'9" apx x 7'11" apx



This contemporary shower room is fitted with a white suite comprising a gloss white vanity unit with storage beneath a hand wash basin with mixer tap, a low-level WC and a walk-in curved shower enclosure equipped with a thermostatic mixer shower. The walls are fully tiled with off-white tiles with striped decorative tiles in mocha above the wash basin and in the shower. Latte coloured ceramic tiles run under foot and there are spotlights to the ceiling. A large storage cupboard houses the property's central heating boiler and offers space for bathroom essentials. A chrome heated towel radiator completes the room nicely. An obscure window with a subtle daisy pattern allows natural light to flood in and a door leads to the hallway.

BEDROOM ONE 10'11" apx x 12'5" apx



Located to the rear of the property and enjoying views of the garden from its leaded window, this fabulous double bedroom is fitted with a full range of fitted off-white bedroom furniture and has neutral décor. A door leads to the hallway.

BEDROOM TWO 18'2" apx x 9'9" apx



This fabulous second bedroom is L-shaped in design, and incorporates a dressing area which has white wardrobes and a fitted dressing table, this is flooded with natural light courtesy of a side facing window, the sleeping area has ample space for a double bed and bedside tables. Doors lead through to the conservatory and hallway.

CONSERVATORY 11'2" apx x 8'0" apx



This fabulous addition to the property has a solid roof with spotlights and is neutrally decorated with wood effect laminate flooring underfoot. White glazed uPVC panels allow natural light to flood in on all sides and a set of French doors open out to the garden. A door leads through to the second bedroom.

EXTERIOR



Externally the property certainly does not disappoint having a well planned and looked after generous garden to both the front and rear. A long tarmac driveway runs down the side of the property to a detached double garage which boasts an up and over door, light and power. The front garden has decorative paved areas with well established planted borders creating privacy. A gated path runs down the side of the property to the attractive rear garden which wraps around the rear of the garage with an artificial lawn, planted beds and a greenhouse for the avid gardener.



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 construction

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

Neighbours have a right of access over the property's land at the start of the driveway to the neighbouring properties.

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property during the current vendor's ownership.

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 1000 Mbps

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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

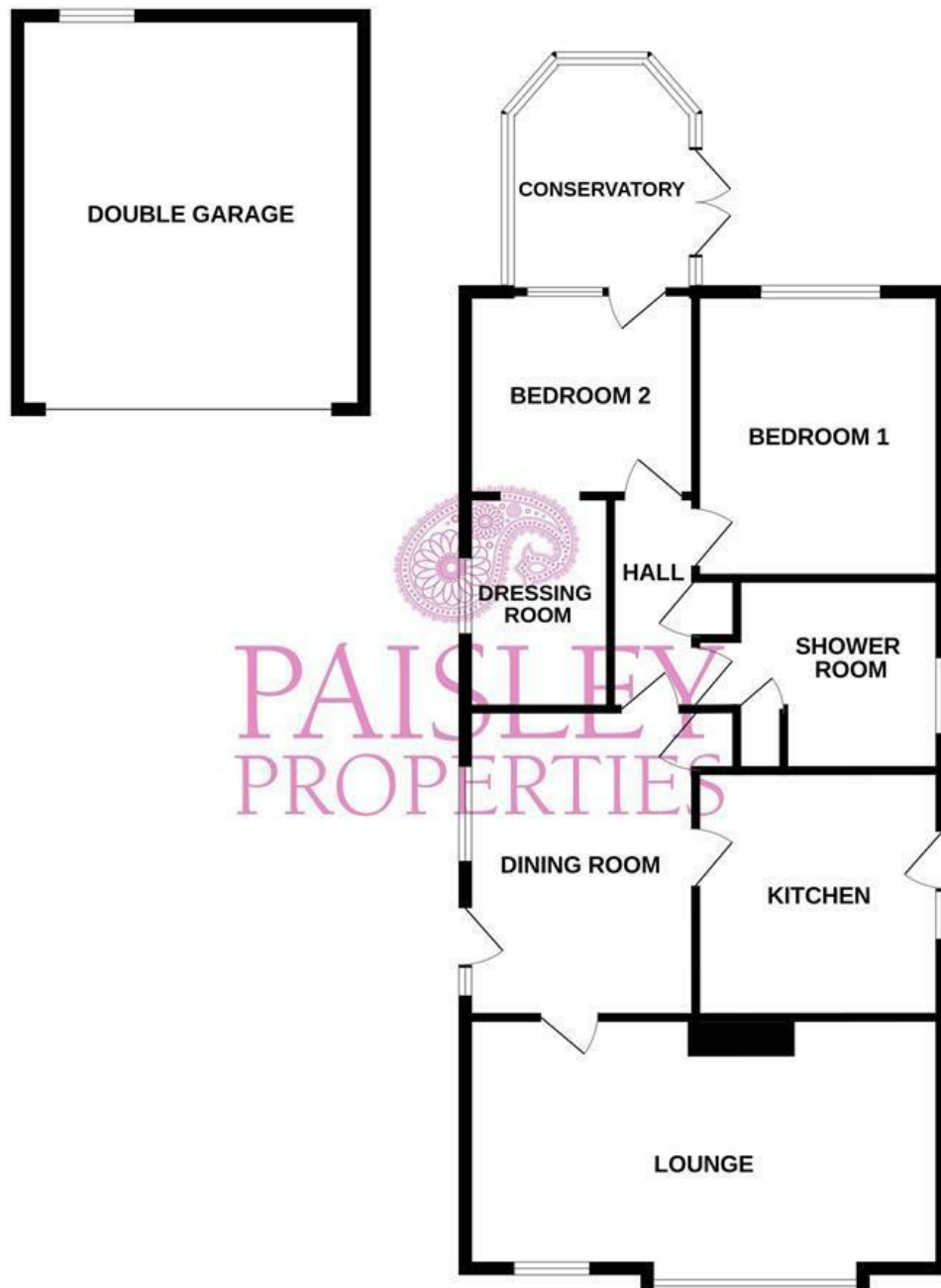
PAISLEY PROPERTIES

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. *



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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