

15 Bank Lane,  
Upper Denby HD8 8UT

BY AUCTION  
£320,000



**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £320,000\*\***  
**A FABULOUS FOUR BEDROOM STONE COTTAGE WITH SPACIOUS LIVING ACCOMMODATION AND LOVELY ENCLOSED REAR GARDEN ENJOYING FAR REACHING PICTURESQUE VIEWS.**

ENERGY RATING: C CONCIL TAX BAND: D FREEHOLD

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 20'9" approx x 6'0" max**



You enter the property through a part glazed composite door into the entrance hallway which has ample space to remove and store coats and shoes. Oak effect laminate flooring is underfoot, and a staircase ascends to the first floor landing. Doors lead through to the lounge, dining kitchen, downstairs W.C and cellar.

### **LOUNGE 14'8" max x 14'3" max**



This attractive and spacious lounge is of good proportions and has a beautiful feature fireplace housing a red wood burning stove. There is plenty of space to house freestanding living room furniture and the room is flooded with light from the front facing window. The room is decorated in neutral tones, has carpeted flooring, pendant lighting and a door leads to the entrance hallway.

### **DINING KITCHEN 16'7" max x 15'0" max**



A timber door opens to the kitchen which has retained characterful features including the chimney breast with oak surround. The kitchen has windows across the rear wall which allows an abundance of natural light to flood in and provides a beautiful outlook over fields and countryside. There is a slate floor with underfloor heating and the kitchen is presented with a range of fitted base and drawer units with granite work surfaces over. There is a sunken stainless steel sink with chrome mixer tap and matching upstands to the walls. There is ample space for a family dining table and chairs and a lovely range style stove with double oven and six ring gas hob sits inside the large chimney breast which has an extractor fan over. There is an integrated fridge and dishwasher and internal doors lead to the entrance hallway and utility room. An external stable style door provides access to the rear garden.

### **UTILITY ROOM 7'6" approx x 6'2" approx**

Located just off the kitchen this useful utility room enjoys ample space to house appliances and has plumbing for a washing machine. A black laminate worktop runs along two walls and a window enjoys views out over the rear garden and surrounding fields. Slate flooring runs through from the kitchen dining room and there is a central ceiling light. A door leads to the kitchen,

**DOWNSTAIRS W.C 3'1" approx x 6'7" approx**

A useful W.C is accessed from the entrance hallway which has a closet hand wash basin with mixer tap over and a low rise W.C. The room is partially tiled with white wall tiles, contrasting beige floor tiles and a door leads to the hallway.

**FIRST FLOOR LANDING 11'7" max x 12'11" max**



Stairs ascend from the entrance to the first floor landing where doors lead to the four bedrooms and house bathroom. There is a large storage cupboard that is ideal for housing bed linen and towels alongside other household items.

## BEDROOM ONE 14'2" max x 14'4" max



This fabulous master bedroom has room for freestanding bedroom furniture, has been finished in neutral tones and enjoys exposed timber beams along with a large front facing window with views over the quiet street. The room benefits from pendant lighting, carpeted flooring and doors lead to the en-suite shower room and landing.

**EN-SUITE 5'6" approx x 5'8" approx**



This modern en-suite shower room features a walk-in shower with raincloud shower and handheld attachment, pedestal hand wash basin with chrome taps and a low flush W.C. There is tile effect vinyl to the floor contrasting with neutral decor, white towel radiator and a door leads to the master bedroom.

**BEDROOM TWO 15'7" approx x 8'3" approx**



Another good-sized double bedroom located at the rear of the property, with a picturesque view out over neighbouring fields, pendant lighting, carpeted flooring and a door which leads to the landing.



**BEDROOM THREE 10'3" approx x 8'6" approx**



Located to the rear of the property this good sized third bedroom fits a double bed but would also make an ideal child's bedroom, dressing room, study or hobby room. There is carpeted flooring, pendant lighting, rear facing window and a door leads to the landing.

#### **BEDROOM FOUR 9'7" approx x 9'11" approx**



Located to the front of the property this fourth bedroom is another good-sized double. There is carpeted flooring, pendant lighting, front facing window and a door leads to the landing.

#### **HOUSE BATHROOM 10'8" approx x 6'9" approx**



This lovely house bathroom is nice and bright and features a four piece white suite comprising of a corner shower cubicle, a panelled bath with chrome mixer tap in the middle, a pedestal hand wash basin and a low flush W.C. There is a fully tiled floor with contrasting white wall tiles, a rear facing window and recessed spotlighting. A door leads to the landing.

## REAR GARDEN



The fully enclosed garden is mainly laid to lawn and adjoins open fields, providing an idyllic place to sit out and enjoy your surroundings. A fence separates the lawn from a paved area directly outside the property which provides space for outdoor furniture allowing alfresco dining and entertaining. There is a useful storage shed and a gate provides access to the front of the property.



## FRONT



To the front of the property there is a gravelled area that is perfect for pots and planters. Steps lead up to the front door.

### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change

## **MATERIAL INFORMATION - PAISLEY**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: D  
Kirklees

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
On Street Parking

RIGHTS AND RESTRICTIONS:  
In a conservation area. Neighbours have a right of access over the property's land - this is over the ginnel path to their rear garden.

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property. 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 and owned solar panels  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx Mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES - PAISLEY**

### **AGENT 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**

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 - PAISLEY**

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. \*



BASEMENT LEVEL

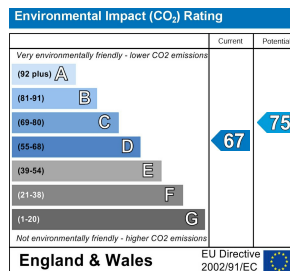
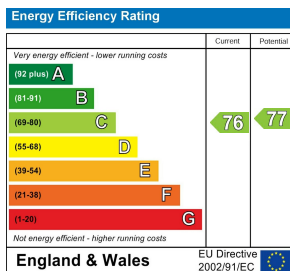
GROUND FLOOR

PAISLEY PROPERTIES



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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