

87 Bromley Bank,  
Denby Dale HD8 8QG

OFFERS AROUND  
£185,000



THIS NICELY PRESENTED TWO BEDROOM TERRACED PROPERTY IS PERFECT FOR FIRST TIME BUYERS OR INVESTORS AND INCLUDES NEUTRAL DECOR THROUGHOUT, SPACIOUS ROOMS, CHARMING REAR GARDEN AND OFF ROAD PARKING TO THE FRONT.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 3'0" max x 4'6" max**

You enter the property through a part glazed uPVC door into the entrance hall where there is space to remove outdoor coats and shoes on arrival. There is practical tiled flooring, a side facing window and a glazed door opens to the lounge.

### **LOUNGE**

This spacious lounge enjoys a large front facing bay window overlooking the street and has ample space to accommodate a range of freestanding furniture. There is an attractive electric fireplace to one corner, a staircase ascends to the first floor landing and an opening leads through to the dining room. A door leads to the WC.



### **DOWNSTAIRS WC 2'11" max x 5'2" max**

Sitting between the lounge and dining room is this handy downstairs W.C which is fitted with a low level WC and wall mounted hand wash basin. There is decorative tiling to the walls, vinyl flooring and a door leads to the lounge/dining room.



**DINING AREA 5'9" max x 10'7" max**

Providing a wonderful space for a dining table and chairs, this room sits next to the kitchen providing a nice open plan feel. The room would alternatively make a wonderful work space or playroom if required. French patio doors open onto the garden, a door leads to the WC and an opening provides access through to the lounge.

**KITCHEN 10'9" max x 5'8" max**

Positioned to the rear of the property with a window overlooking the garden is this well presented kitchen. Fitted with wood effect wall and base units, marble effect work surfaces, white tiled splashbacks and a sink and drainer with mixer tap over, the kitchen also benefits from a built in electric oven, two ring gas hob and concealed extractor fan. There is space for a freestanding fridge freezer, plumbing for a washing machine, spot lights to the ceiling and vinyl flooring completes the space.



### **FIRST FLOOR LANDING**

Stairs ascend from the lounge to the first floor landing where there is a handy built in storage cupboard which is ideal for household items or to use as a linen cupboard. Doors lead to the two bedrooms and shower room.

### **BEDROOM ONE 10'9" max x 11'10" max**

This generously sized double bedroom sits to the rear of the property with a large window overlooking the nearby woodland. The room is neutrally decorated, has a fitted cupboard and a ceiling hatch providing access into the loft space. A door leads to the landing.



### **BEDROOM TWO 11'10" max x 11'7" max**

Another good sized second bedroom this time situated to the front of the property with a view of the cul-de-sac from its window. There is a built in storage cupboard and a door which leads to the landing.



### **SHOWER ROOM 9'4" max x 4'9" max**

The shower room is fitted with a three piece white suite including a double shower cubicle, wall mounted hand wash basin and low level W.C. The room is fully tiled with neutral wall tiles, there is complimentary vinyl flooring and spot lighting to the ceiling. A front facing obscure glazed window floods the room with light and a door leads to the landing.



### **REAR GARDEN**

To the rear of the property there is a charming enclosed garden which is low maintenance with pebbled areas, patios and a garden shed. There is access out the side gate to the ginnel which leads to the front of the property and the garden adjoins neighbouring woodland providing a fantastic degree of privacy.



### **FRONT AND PARKING**

To the front of the property there is a low maintenance pebbled garden and an off road parking space.

### **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.

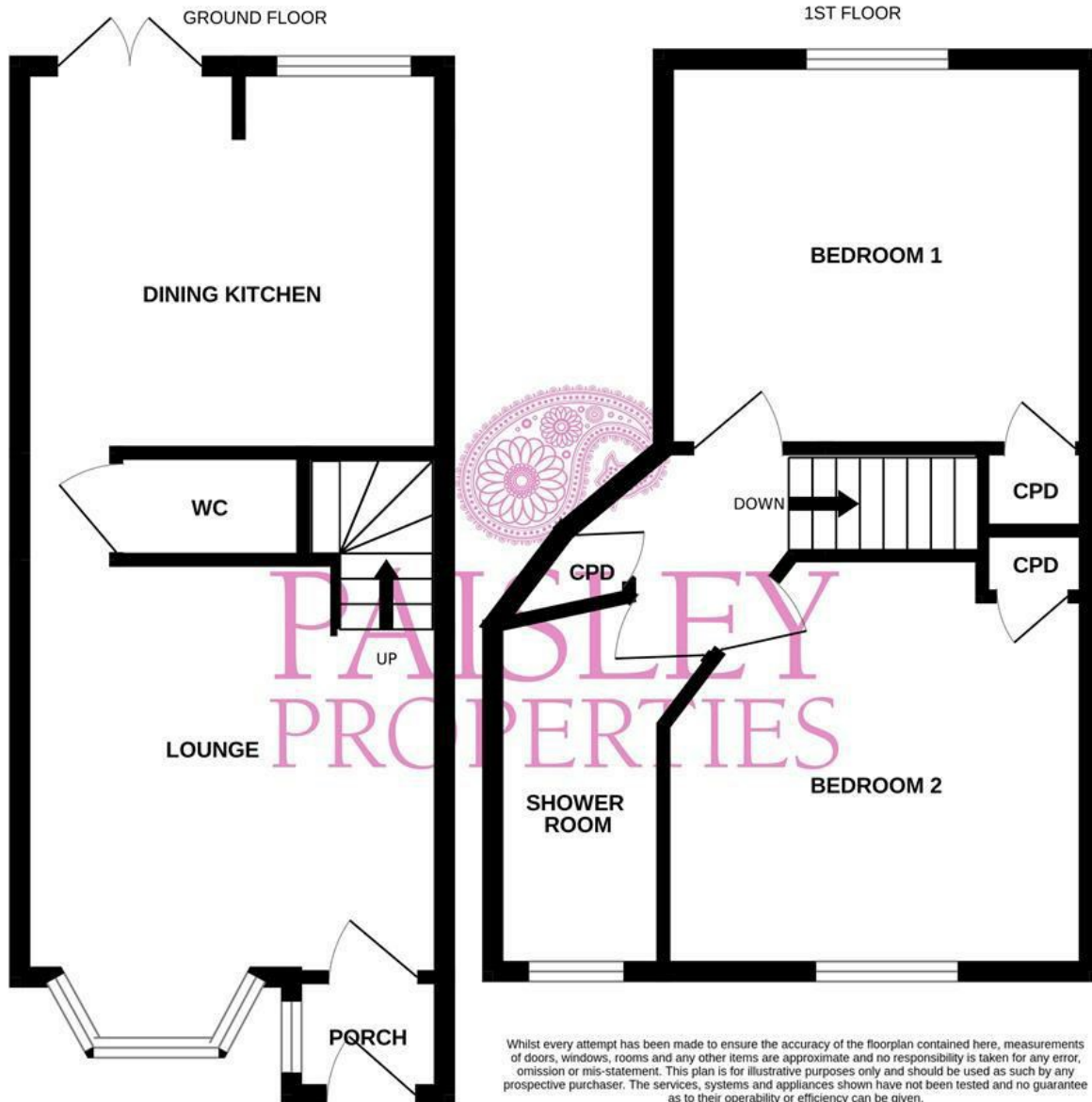
### **PAISLEY MORTGAGES**

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.

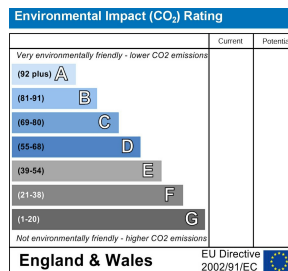
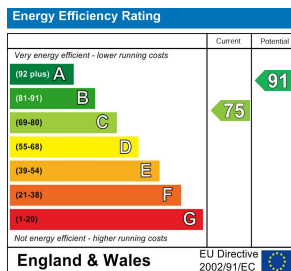
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **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.



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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