

2 Norman Croft,
Denby Dale HD8 8FP

OFFERS AROUND
£290,000



THIS SPACIOUS FOUR BEDROOM THREE STOREY SEMI DETACHED HOUSE
BENEFITS FROM LOW MAINTENANCE GARDENS AND OFF ROAD PARKING.

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 19'9" max x 7'0" max

You enter the property through a uPVC door into this welcoming entrance hallway where there is plenty of space to remove outdoor coats and shoes and house freestanding furniture. Stairs ascend to the first floor landing, there is a front facing window, quality LVT flooring and a handy under stairs storage cupboard. Doors lead to the two ground floor bedrooms and house bathroom alongside a second uPVC which allows access to the side of the property.



BEDROOM THREE 9'10" max x 11'2" apx

Positioned to the front of the property is this good sized double bedroom which has been recently decorated and has grey carpet underfoot. The front facing window has an outlook over the garden and a door leads to the entrance hallway.

BEDROOM FOUR 9'11" apx x 11'1" apx

This double bedroom has space for a range of freestanding furniture items and benefits from a rear facing window overlooking the garden. The room is well presented in grey tones and has a quality carpet. A door leads to the entrance hallway.



GROUND FLOOR BATHROOM 6'0" apx x 6'1" apx

Fitted with a modern three piece white suite including L shaped bath with dual shower over, pedestal hand wash basin with mixer tap and low level W.C this ground floor bathroom is partially tiled in attractive wall tiles and has an obscure glazed rear facing window. There are spot lights to the ceiling, tiled flooring and a door leads to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing where there is spot lighting, a side facing window, second staircase rising to the second floor landing and doors which lead to the dining kitchen and lounge.

DINING KITCHEN 16'4" apx x 11'0" apx

Spanning the width of the property this well proportioned dining kitchen comprises of wood effect wall and base units, contrasting black roll top work surfaces, tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap. There is a built in electric oven, four ring gas hob, glass extractor fan alongside integrated washing machine, dishwasher, fridge and freezer. To one end of the room there is ample space to accommodate a dining table and chairs, natural light pours in courtesy of the two rear facing windows, spots lighting and LVT flooring complete the room. A door leads through to the landing.



LOUNGE 16'4" max x 11'2" max

A wonderful L shaped light and airy room this large lounge sits to the front of the property and boasts a window and patio doors with Juliette balcony which enjoy lovely views over the rooftops of Denby Dale. The room houses a granite effect and timber fire with gas coal effect fire which creates a superb focal point and a door leads to the landing.



SECOND FLOOR LANDING

Stairs ascend from the first floor landing to this second floor landing where doors lead to the two bedrooms and shower room.

BEDROOM ONE 16'5" max x 8'2" apx

This generously sized double bedroom has superb far reaching views over the village including to the viaduct and pretty church, from the front facing window. The room offers a good amount of space for a range of furniture, is nicely decorated, has a partially angled ceiling, spot lighting, carpeted flooring and a door which leads to the landing.



BEDROOM TWO 16'5" max x 7'11" apx

Another fantastic double bedroom this room also enjoys interesting angled elements to the ceiling and has room to accommodate a selection of furniture. There is a rear facing window, spot lights, neutral decor, carpeted flooring and a door which leads to the landing.



SHOWER ROOM 8'1" max x 4'10" apx

Comprising of a three piece white suite including double width shower with glazed screen, pedestal hand wash basin with mixer tap and low level W.C this contemporary shower room is partially tiled in decorative wall tiles, has a side facing obscure glazed window, spot lighting and tiled flooring. A door leads to the landing.



GARDENS

The gardens wrap around three sides of the property. To the front there is a paved area, ideal for garden dining furniture. To the side there is a pebbled garden, perfect for pots and planters and a side door provides access into the house. The pebbled garden continues around to the rear of the property where there is a good amount of space to make your own private garden and there is a feature stone retaining wall.



OFF ROAD PARKING

To the front of the house there is a good sized drive providing off road parking for multiple vehicles.

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:

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 to arrange an appointment.

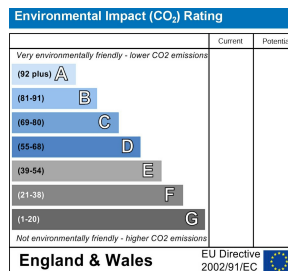
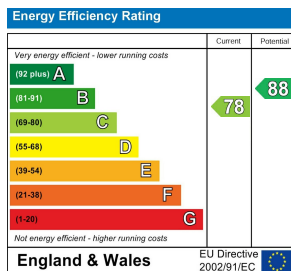
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

