

3 Chapel Court,  
Denby Dale HD8 8RU

OFFERS AROUND  
£200,000



ENJOYING AN ELEVATED POSITION WITH STUNNING VIEWS OVER DENBY DALE AND BEYOND, THIS BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE PROPERTY HAS A LOVELY ENCLOSED REAR GARDEN AND BENEFITS FROM OFF ROAD PARKING, SINGLE GARAGE AND A CENTRAL VILLAGE LOCATION.  
FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES

## ENTRANCE HALL

You enter the property through a uPVC part glazed door into the entrance hall which has new coir matting and provides storage for coats and shoes. An open wooden staircase ascends to the first floor landing and the entrance hall opens up into the lounge.

## LOUNGE 14'10" approx x 11'8" approx



This good sized room is nicely presented in neutral tones with carpet continuing from the entrance hall and a window overlooks the front of the property. Having an electric fire with an attractive wood surround and tiled hearth, there is ample room for free standing furniture. There is a window sized opening, fitted with a blind, which looks through to the kitchen allowing further natural light into the room and a door leads into the kitchen.

## DINING KITCHEN 11'8" approx x 8'10" approx



This lovely, modern kitchen has been fitted with a range of wood effect oak, shaker style wall and base units, complimentary roll top work surfaces, tiled splash backs and a modern black composite sink with drainer and mixer tap. There is a fitted electric oven with extractor hood over, four ring gas hob, an integrated fridge freezer and a washing machine. This well designed kitchen has black slate effect laminate flooring, spotlighting and the property's central heating boiler is neatly housed in one of the wall units. The room is filled with natural light from the window which gives a lovely view of the rear garden and there is also a uPVC part glazed door to the rear of the kitchen which leads out to the garden. A door leads through to the lounge.

## FIRST FLOOR LANDING

From the lounge, stairs ascend to the first floor landing which has doors leading to the two bedrooms, bathroom and storage cupboard. There is an access hatch to the part boarded loft which has power and provides a good storage area.

### **BEDROOM ONE 11'5" approx x 8'5" approx**



Situated to the front of the property this good sized double bedroom is tastefully presented in neutral tones and has a walk-in wardrobe with ample space for additional free standing furniture. Due to the elevated position of the house, there is a fantastic view from the front facing window over the roof tops of Denby Dale to the countryside beyond. A door leads onto the first floor landing.

### **BEDROOM TWO 12'4" max x 5'10" max**



This good sized neutrally decorated single bedroom is positioned to the rear of the property and enjoys a pleasant view over the rear garden from its window. There is ample space for free standing bedroom furniture. A door leads onto the landing.

**BATHROOM 9'1" max x 5'5" max**



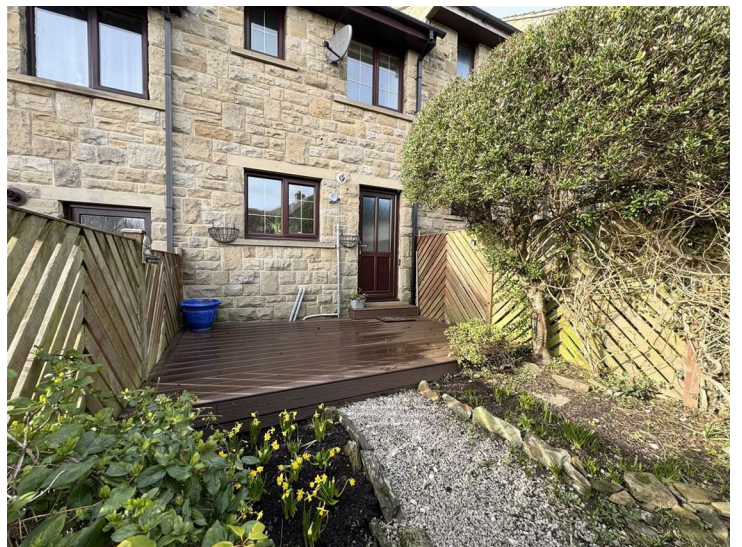
This beautifully presented, contemporary bathroom has a three piece white suite which includes a 'P' shaped bath with electric shower over and curved shower screen, low level WC and pedestal hand wash basin. The bathroom has fully tiled walls and tiled flooring, a heated towel rail and an obscure glazed window to the rear. A door leads onto the first floor landing.

## FRONT, GARAGE AND PARKING



To the front of the property is a lawned area with flower beds. A path leads to the front door and there is a very handy storage cupboard attached to the house. The property has a single garage with off road parking in front.

## REAR GARDEN



To the rear of the property is a fully enclosed, private garden with well planted borders and boundary fencing. Having a fantastic decked seating area, stepping stones form a path across the grass to the end of the garden where there is a paved seating area and a gate provides access to a communal footpath giving a useful alternative access to the back garden.



**VIEWS**



## **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 B

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

Garage and parking in front of it

### **RIGHTS AND RESTRICTIONS:**

Right of access at the Rear to the Garden - there is a gate through the neighbouring property.

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

There have not been any structural alterations to the property.

### **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.

\*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 1000Mbps

### **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 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.

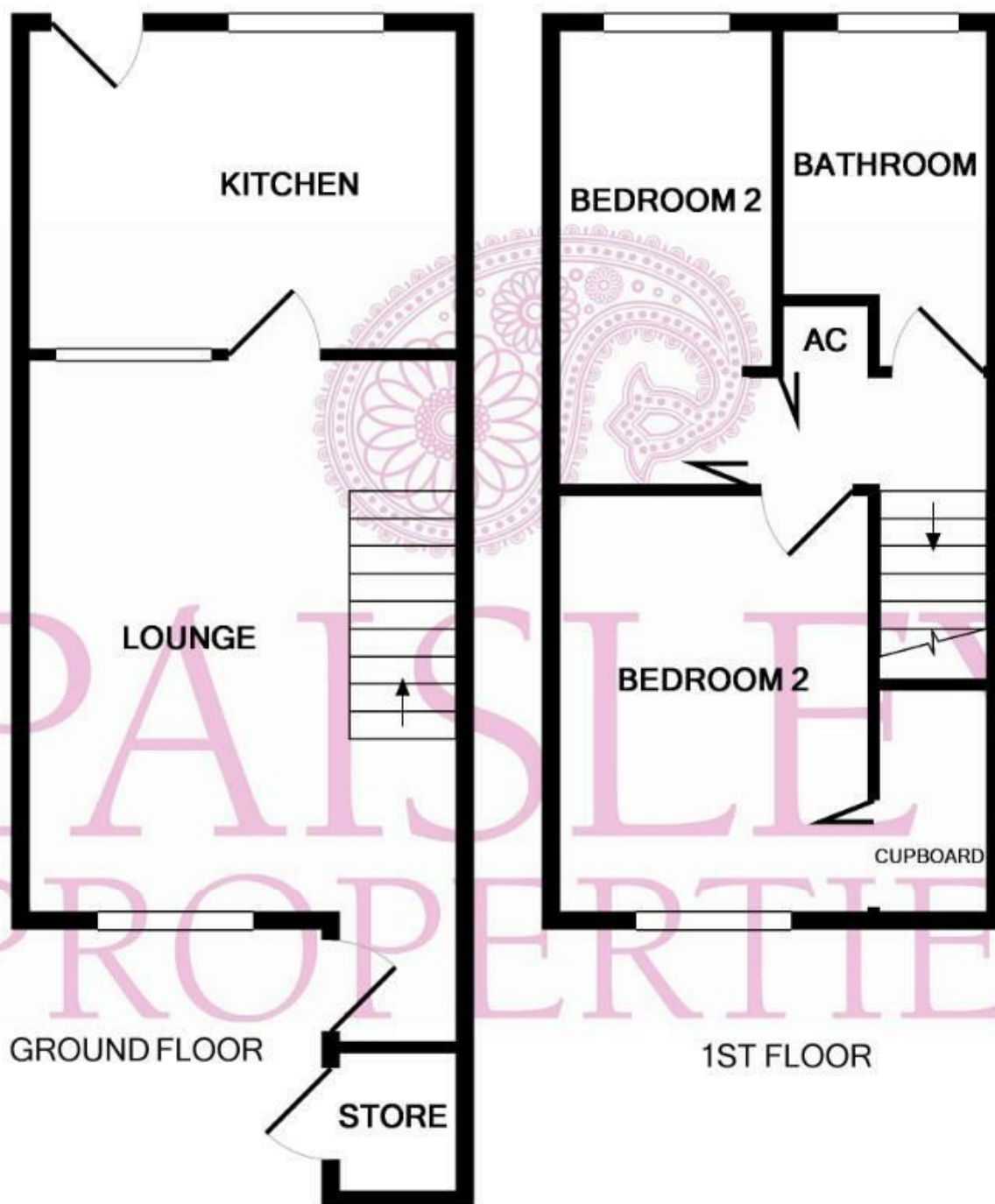
## **PAISLEY PROPERTIES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 69      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         | 69                      |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     | 91        |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       | 71        |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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PROPERTIES