

9 Miller Hill,  
Denby Dale HD8 8RG

OFFERS OVER  
£180,000



THIS COSY, BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE HAS GENEROUS LIVING SPACE SET OVER THREE FLOORS, ENCLOSED FRONT AND REAR GARDENS AND IS POSITIONED IN A BEAUTIFUL SEMI-RURAL VILLAGE.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D (Please note improvements have been made since the assessment)

PAISLEY  
PROPERTIES



## **ENTRANCE HALL**

You enter the property through a newly fitted composite door into the entrance hall. A staircase ascends to the first floor landing and a door leads to the lounge.



## **LOUNGE**

This spacious lounge spans the ground floor and has a window to the front which is fitted with white window shutters and two rear facing windows enjoying a pleasant outlook across the valley. There is plenty of space for free standing furniture, an electric fireplace with modern surround creates a lovely focal point to the room, there are attractive ceiling beams and pretty exposed stone wall feature. Wood effect laminate flooring completes the room and doors lead to the hallway and stairway to the kitchen.



### **DINING KITCHEN**

Stairs descend to this stylish kitchen which is fitted with a range of cream wall and base units, wood effect work surfaces, decorative white tiled splash backs and a sink and drainer with mixer tap over. This generous kitchen also benefits from a built in electric oven, four ring electric hob, extractor fan, washing machine and plenty of space for a freestanding fridge freezer. There is a useful storage cupboard which makes good use of the space under the stairs and has plumbing for a condensing drier. The room has cream tiled flooring, spotlighting to the ceiling and ample space for a family dining table and chairs. A recently fitted external door opens onto the rear garden and a large rear facing window fills the room with natural light.





## **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the two bedrooms and house bathroom.





### **BEDROOM ONE**

This delightful double bedroom is flooded with natural light courtesy of the large front facing window which is fitted with beautiful white shutters. There is plenty of space for freestanding bedroom furniture, spotlights to the ceiling, exposed ceiling beam and a door leads onto the landing.





## BEDROOM TWO

Positioned to the rear of the property, this charming single bedroom has a rear facing window which overlooks the rear garden alongside a lovely view across the valley and neighbouring woodland. This peaceful space has neutral decor, spotlighting to the ceiling, exposed beam to the ceiling and a door leading to the landing,





## **BATHROOM**

The bathroom is fitted with a white three piece suite including a bath with shower over, pedestal hand wash basin and a low level W.C. The room has a heated towel rail, spot lights to the ceiling and pale wall and floor tiles compliment this modern bathroom. A door leads onto the landing.



## **FRONT**

To the front of the property there is a stone pathway which leads to the front door, a small timber shed, patio with pebble border and pretty stone walling with timber gate encloses this usable outside space.





## **REAR GARDEN**

This wonderful cottage garden has a lovely pebbled area adjoining the property with plenty of space for garden furniture which is perfect for outside dining. Beyond the patio and separated by a low timber fence and gate is a lawn with planted borders and flowerbeds. A pathway leads down to another patio at the bottom of the garden and a timber shed provides useful outside storage 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 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. \*

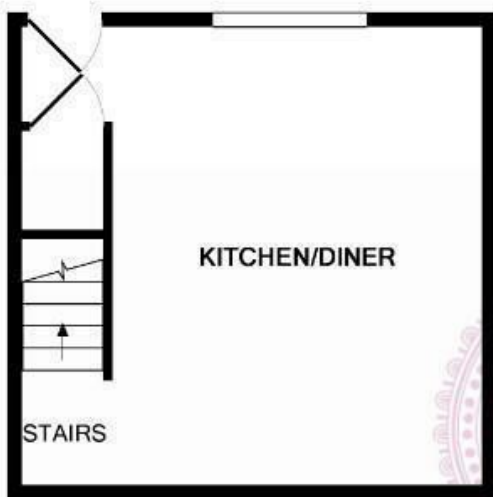
## **PAISLEY PROPERTIES**

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 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.



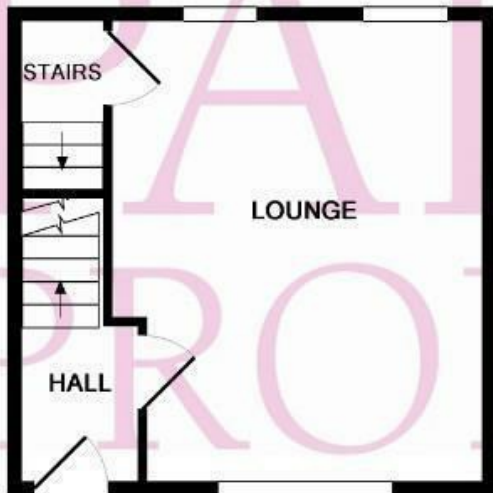


LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 257 SQ.FT.  
(23.9 SQ.M.)

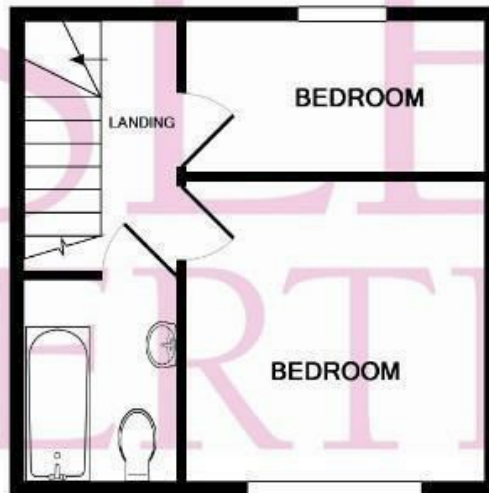


TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

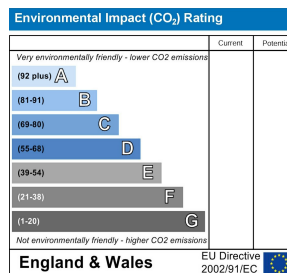
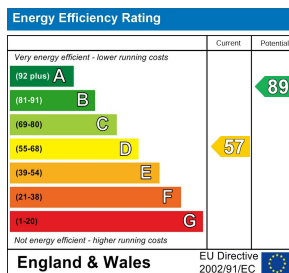
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 258 SQ.FT.  
(24.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 258 SQ.FT.  
(24.0 SQ.M.)



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