

4 Briarfield,  
Denby Dale HD8 8SA

OFFERS AROUND  
£230,000



THIS CHARACTERFUL THREE BEDROOM END TERRACE PROPERTY BENEFITS FROM SPACE TO PARK A VEHICLE TO THE FRONT AND A SOUTH FACING GARDEN ALL CLOSE TO THE HEART OF DENBY DALE.

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

PAISLEY  
PROPERTIES

### **FRONT/ENTRANCE 4'3" max x 124 max**

You enter the property through a timber door into the porch, ideal for taking shoes and coats off before entering into the kitchen. The porch has wrap around windows and space for shoe racks. The floor is tiled and the walls are exposed brick work making it a practical and hard wearing space. The white uPVC door leads into the kitchen.



### **KITCHEN 16'6" max x 10'11" max**

This spacious kitchen can comfortably fit a large dining table and is also fitted with a breakfast bar. The wall and base units are oak effect and the work surface is a black laminate. The splashback is made up of multi coloured tiles giving a country kitchen feel while the one bowl sink with drainer sits conveniently underneath the window. Appliances include an integrated cooker with gas hob and extractor fan alongside plenty of space for a free standing fridge freezer and a washing machine. There are three windows to the front and side of the house, the flooring is stunning exposed Yorkshire stone flags and there are fitted spotlights in the ceiling. The doors lead to the cellar and through to the lounge.



### **CELLAR**

Steps lead down from the kitchen to this good sized cellar. Currently housing a fridge freezer, this useful space has a stone floor and brick walls. There is also a fitted stone slab table and shelving units in place. The door leads through to the kitchen.

### **LOUNGE 13'9" max x 12'10" max**

Positioned to the rear of the property, this beautiful lounge has two large dual aspect windows overlooking the secluded garden. Tall ceiling, picture rails and coving all add to the character of this inviting room. A built in gas fire makes a wonderful focal point and there is a good space for furniture making it a great room to relax in. Door leads through to the rear lobby and kitchen.

### **REAR LOBBY**

This handy area provides a separation between the rear garden and living space with an external door and internal door leading to the lounge. Stairs ascend to the first floor landing.

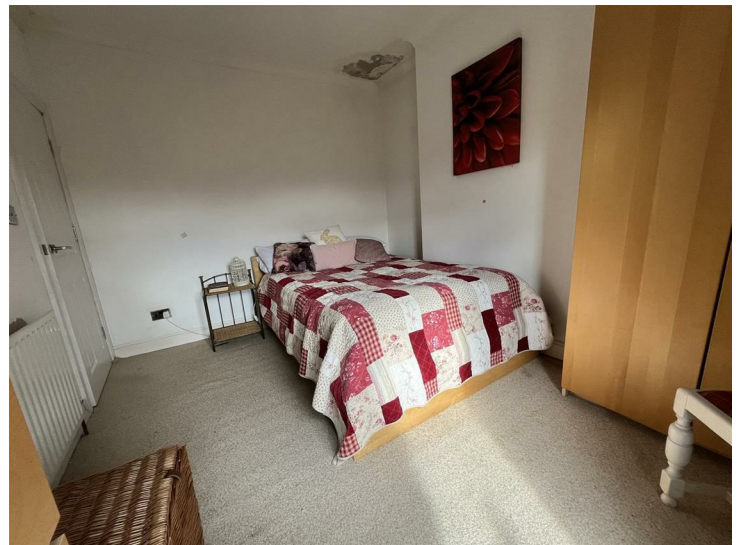
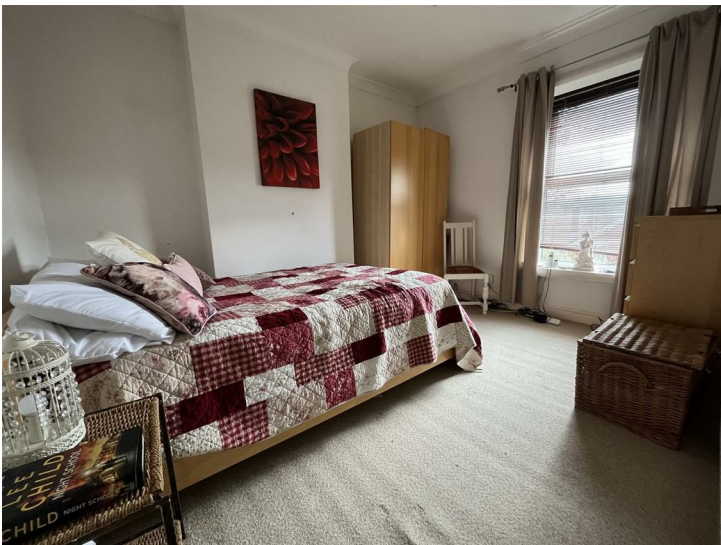


### **LANDING 8'2" max x 7'8" max**

Stairs ascend from the rear lobby, to this landing which has panelling to the lower half of the walls and coving to part of the ceiling to expand on the characterful features. There are spotlights and doors lead through to bathroom, two bedrooms and the staircase up to the third bedroom.

### **BEDROOM TWO 12'3" max x 9'11" max**

This fantastic double bedroom has high ceilings and a large window overlooking the beautiful garden and rooftops of Denby Dale. The features continue with coving to the ceiling and there is plenty of space for free standing furniture. The door leads through to the landing.



### **BEDROOM THREE 11'1" max x 7'11" max**

Another good sized bedroom with high ceiling this room sits to the front of the house and can comfortably accommodate a double bed. There is space for freestanding furniture as well as already having inbuilt shelving units. A large window allows in natural light and the door leads through to the landing.



### **BATHROOM 7'11" apx x 7'6" max**

This elegant room is neutrally decorated and comprises of a white three piece suite of bath with mixer tap and shower head attached, a pedestal hand wash basin and a low level W.C. The walls are part tiled and part painted and there is a wall mounted towel rail in chrome. Spotlights are fitted into the high ceiling and there is a two paned window with the lower pane frosted for privacy. The flooring is a patterned laminate and there is a fixed cabinet for extra storage. The bathroom offers a lot of space and could accommodate a separate shower if desired. The door leads through to the landing.



### **BEDROOM ONE 14'11" max x 12'6" max**

Situated at the top of the house with stairs ascending from the landing this main double bedroom has timber beams running across the ceiling offering further impressive features. There are two Velux windows allowing in an abundance of natural light alongside fitted cupboards with hanging rails ideal for clothing while still having the space for further freestanding furniture. The door leads through to the landing.



### **REAR/GARDEN**

This country cottage garden includes a good size lawned area at the rear and large raised planters to the side offering the opportunity to grow your own fruit and vegetables. Stone walls and fencing create secure boundaries around the plot and there is a gate at the bottom of the garden. A patio area sits directly in front of the back door and has ample space for patio furniture and the opportunity to soak up the sunshine. Mature shrubbery borders the lawn and gives the garden plenty of interesting features.



### **FRONT PARKING AND OUTBUILDING**

To the front of the property there is space for off road parking and a useful outbuilding which offers good storage space.

## **AGENT 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.

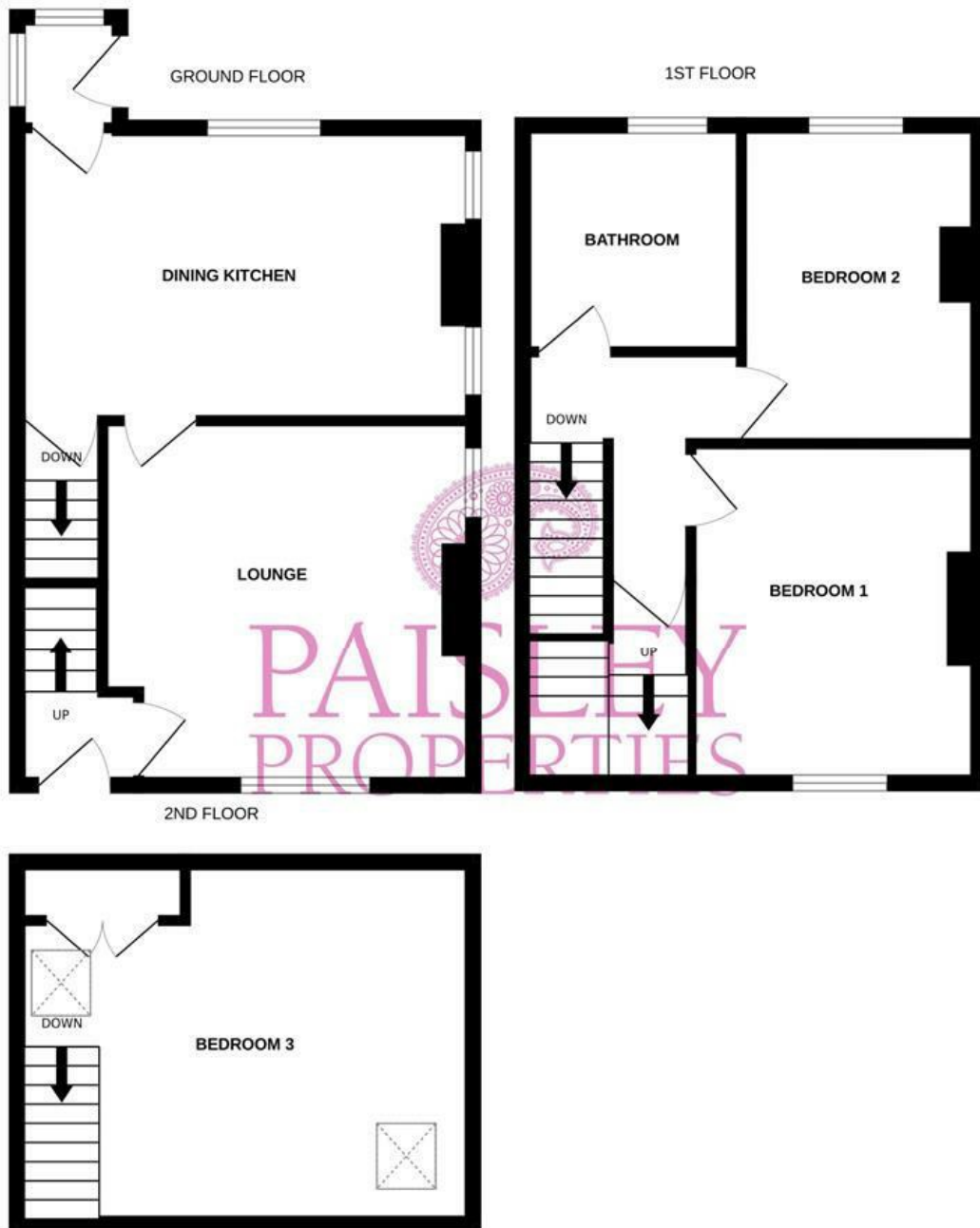
## **PAISELY MORTGAGES**

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.

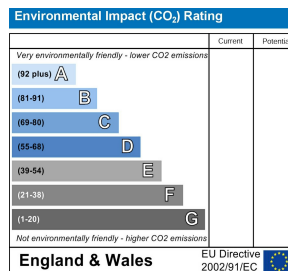
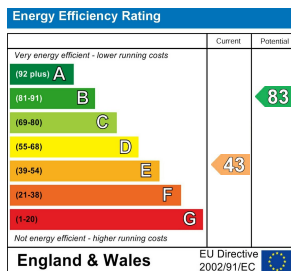
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISELY 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.



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**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

