

7 Greenside,
Denby Dale HD8 8QY

OFFERS AROUND
£350,000



THIS DECEPTIVELY SPACIOUS, VERSITILE DETACHED HOME HAS THE POTENTIAL FOR FIVE BEDROOMS, OR FEWER BEDROOMS AND MORE RECEPTION ROOMS, AND SITS ON A GENEROUSLY SIZED PLOT WITH AMPLE OFF ROAD PARKING AND A SINGLE GARAGE.

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

PAISLEY
PROPERTIES

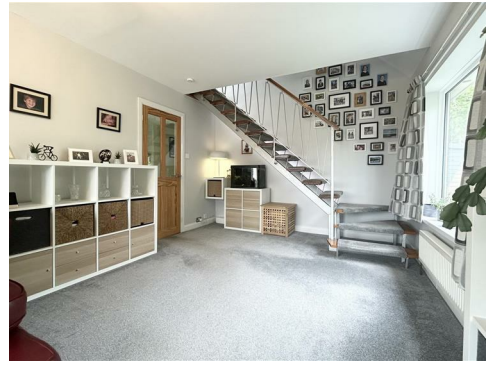
BREAKFAST KITCHEN 18'11" max x 11'0" max

You enter the property through a uPVC oak effect door into this modern L shaped breakfast kitchen. Fitted with two tones of grey gloss wall and base units, contrasting Corian style white work surfaces, tiled splash backs and a one and a half bowl sunken stainless steel sink with mixer tap. There is a built in double oven, induction hob, extractor fan and dishwasher alongside space for a freestanding washing machine, tumble dryer and American style fridge freezer. A breakfast bar provides space for stools creating a wonderful place for informal dining, there are two side facing windows, spot lighting, bevelled edge wood effect laminate flooring and a part glazed door which opens to the lounge. An open doorway leads to the inner hall.



LOUNGE DINER 21'1" max inc stairs x 15'3" max

An impressive, large, L shaped lounge diner this room provides an abundance of space for a range of freestanding furniture and offers a social hub to the property perfect for spending time with family and friends. The room is flooded with natural light courtesy of the dual aspect windows which look out over the gardens and a wood burning stove and stone hearth creates a wonderful focal point. Stairs ascend to the first floor landing and a part glazed door leads to the breakfast kitchen.



INNER HALL 6'9" apx x 3'0" apx

Sitting at the centre of the home this inner hallway divides the official living spaces from the bedrooms/additional reception rooms. The laminate flooring continues from the kitchen, doors lead to the two ground floor rooms located to the rear of the property and house bathroom. A doorway opens to the kitchen.

BEDROOM FOUR / RECEPTION ROOM 13'3" apx x 11'1" apx

An extremely versatile room this could be a superb ground floor main bedroom alternatively, as the vendors do, the room makes a great home office/second sitting room or could be a formal dining room. There are sliding glazed doors which open to the garden and enhance the brightness of the room. Quality laminate flooring underfoot and a part glazed door to the inner hall complete the room.



BEDROOM FIVE / SNUG 11'1" apx x 8'9" apx

A further double bedroom sits to the rear of the ground floor and again can be used for a selection of different purposes including a snug which is how the current owners use it. There is a window overlooking the rear garden and a door which leads to the inner hall.



BATHROOM 7'6" apx x 6'7" apx

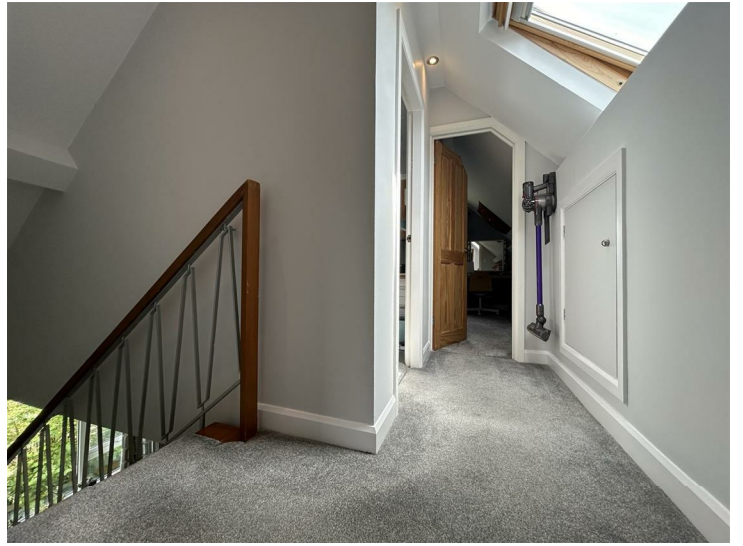
This contemporary house bathroom comprises of a white three piece suite including bath with shower over, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled in attractive wall tiles and contrasting floor tiles, has a built in storage cupboard, chrome heated towel rail and an obscure glazed side facing window. A door leads to the inner hall.



FIRST FLOOR LANDING 8'3" apx x 3'1" apx

Stairs rise from the lounge diner to the first floor landing where there is a Velux window allowing light to cascade down the staircase, doors leading to the three bedrooms, spot lighting and access to the under eaves storage where there is plumbing already in place for a dormer extension which would incorporate a further bathroom. A ceiling hatch provides access to the crawl space in the loft.

(Extensions are subject to obtaining the necessary planning permission and building consents).



BEDROOM ONE 14'9" apx x 13'5" apx

This fantastic king size master bedroom has been thoughtfully designed to use every bit of space including that under the eaves. The angled ceilings add interest and there is plenty of space for a range of freestanding bedroom furniture. There is also access into additional eaves storage. A rear facing window looks out over the garden and a door leads to the landing.



BEDROOM TWO 14'10" apx x 12'4" max into door

A further double first floor bedroom this room sits to the front of the property with a window overlooking the street and neighbouring woodland beyond. Again the under eaves space has been utilised for free standing furniture, there is eaves storage, and there are doors leading through to the landing and bedroom three, which has the potential to be an en-suite or walk in wardrobe with the link already in place.



BEDROOM THREE 8'6" apx x 8'5" apx

This third first floor bedroom can accommodate a single bed alongside complimentary bedroom furniture and has a Velux window. Doors lead to bedroom two and the landing.



DRIVE AND GARAGE 18'1" max x 9'3" max

A long driveway leads up to the side of the property where it has been extended to create side by side parking. The entire driveway provides off road parking for multiple vehicles and gives access to the single garage which has an up and over door, light, power and a pedestrian door which opens to the rear garden.



FRONT GARDENS

The property sits behind a good sized lawned garden. There are well stocked flower bed borders and to the head of the driveway there is a further lawned garden. A pathway wraps around the house offering access all the way around and to the right hand side there is a shale garden and space for a garden shed.



REAR GARDENS

To the rear of the property there is a lovely patio area adjoins into house, perfect for outdoor furniture. Steps lead up to the lawn, flower beds and barked area. Paths lead down either side of the house.



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.

MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees Council - Band D

PROPERTY CONSTRUCTION: Brick

PARKING: Lots of off street parking.

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas central heating and log burning stove.

*Broadband & Mobile - Virgin Fibre and BT broadband available to the property.

BUILDING SAFETY: Nothing known.

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: No

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Nothing Known.

PROPERTY ACCESABILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Unknown.

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.

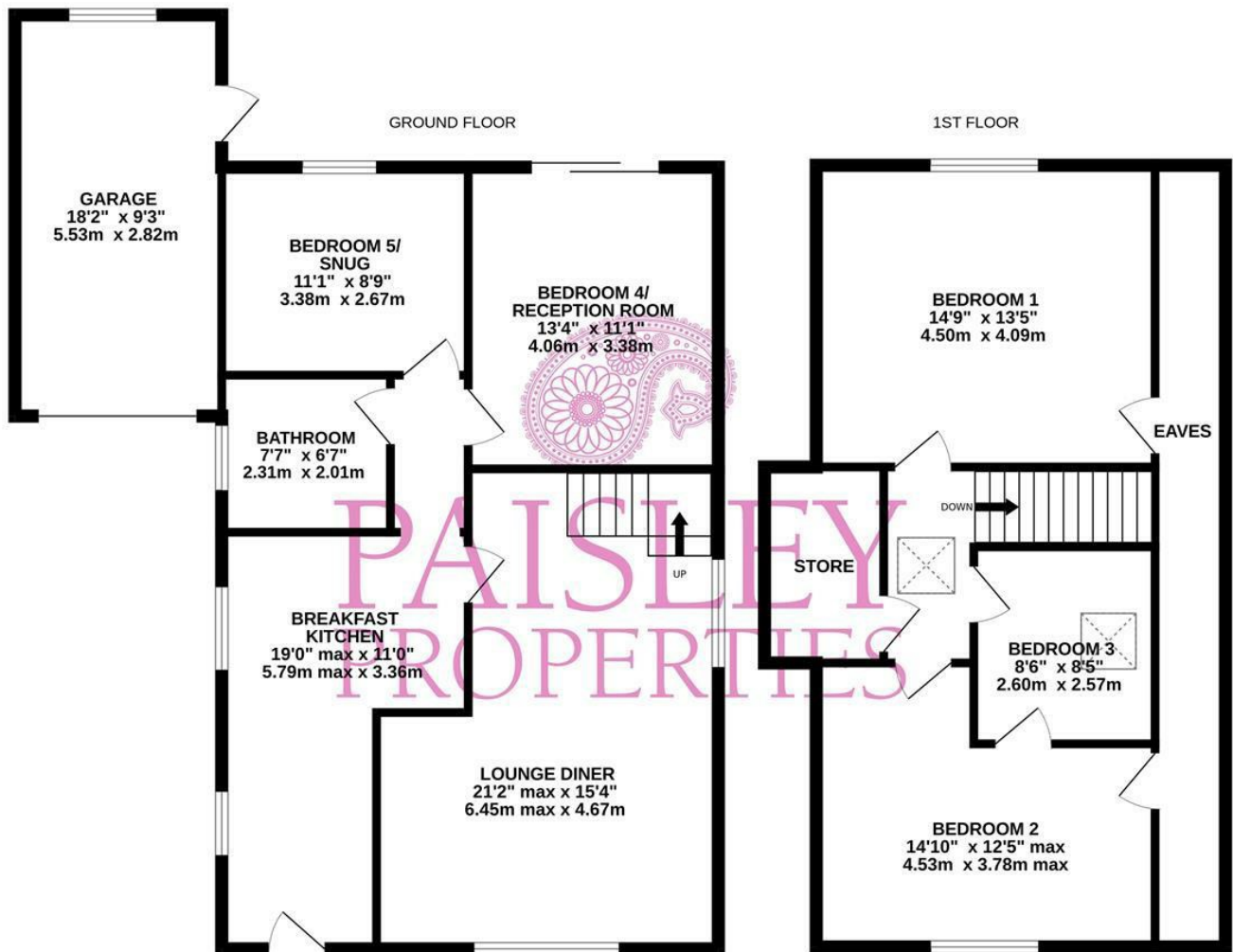
PAISLEY MORTGAGES

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.

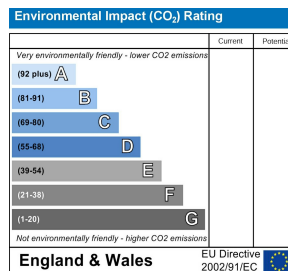
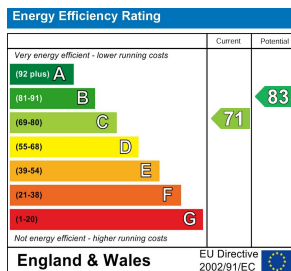
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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