

Dale View Cumberworth Lane,  
Denby Dale HD8 8QS

OFFERS AROUND  
£480,000



SITUATED ON A QUIET LANE IN A SEMI RURAL LOCATION IS THIS IMPRESSIVE RECENTLY EXTENDED FIVE BEDROOM DETACHED HOME WHICH OFFERS SPACIOUS OPEN PLAN LIVING ACCOMMODATION, ENCLOSED REAR GARDEN AND GARAGE.

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

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a part glazed uPVC door which has a window panel to the side into this welcoming hallway. The hallway has wood effect laminate flooring, neutral decor and a handy under stairs cupboard which provides space to store outdoor shoes and coats. Doors lead you through to the dining kitchen, two ground floor bedrooms and house bathroom. A staircase ascends to the first floor landing.



## **LIVING DINING KITCHEN 24'8" approx x 12'0" approx**

This stunning extended living dining kitchen is fitted with slate grey shaker style base and wall units, sparkly pale grey quartz worktops and upstands and an inset sink with mixer tap over. Integrated appliances include an electric double oven, gas hob with stainless steel chimney extractor fan over, dishwasher, wine fridge and there is ample space to house a freestanding fridge freezer. A super large island unit provides an informal dining solution to one side and offers fantastic storage to the other. The room is light and airy courtesy of the wall of bi-sliding glazed doors which provides a pretty outlook over the garden with far reaching views. The dining area has space to accommodate a large dining table and there is an abundance of space for a range of sitting room furniture with an electric fire as a focal point. There is solid wood dark flooring with underfloor heating and spotlights complete the look. Doors lead to the study, entrance hallway and garage.



**STUDY 8'7" max x 7'11" max**

Positioned off the living kitchen is this good sized room which is currently being used as a home study. There are side facing windows and a door leads to the living kitchen.

**UTILITY ROOM 9'0" approx x 4'9" approx**

Accessed through the garage is this handy utility room which has plumbing for a washing machine and tumble dryer and the property's combination boiler is neatly housed here. You can access the rear garden through a part glazed uPVC door and a further door leads you through to the garage.

**BEDROOM FOUR 9'4" approx x 8'7" approx**

Tastefully decorated and positioned off the entrance hallway is another bright and airy bedroom with a front facing window. A door leads to the entrance hallway.

**BEDROOM FIVE 11'10" approx x 8'8" approx**

This versatile room is being used as a bedroom by the current owners, however it is a generous sized room which could alternatively be used as a lounge,snug or a children's playroom. It has a front facing window providing lots of light and a door which leads to the entrance hallway.

**HOUSE BATHROOM**

Fitted with a three piece white suite comprising of a Jacuzzi style P shaped bath, pedestal hand wash basin with mixer tap and low level W.C. The bathroom has been vibrantly decorated to the lower part of the walls with a pebbled effect tiled sheet, contrasting grey tiled vinyl flooring and spot lighting. A door leads to the entrance hallway.



### **FIRST FLOOR LANDING**

Stairs ascend from the first floor landing which has fitted wardrobes to one wall, a loft hatch and doors which lead through to the three bedrooms.

### **MASTER BEDROOM 19'9" max x 12'0" max**

This exceptionally large master bedroom is filled with plenty of natural light due to the large rear facing arched window providing picturesque views over village rooftops and beyond, a further skylight looks over towards Denby Dale viaduct. The room is fitted with a number of wardrobes and drawers and an electric wall mounted fire. There is still a great deal of space to house further large free standing bedroom furniture. There is wood effect laminate flooring and the room has been neutrally decorated. Doors leads through to the en-suite and first floor landing.



### **EN-SUITE SHOWER ROOM 9'0" approx x 6'7" approx**

Decorated in soft tones is this good sized shower room which is fitted with a three piece white suite including a hand wash basin which sits upon a modern vanity unit with mixer tap above, double shower cubicle and low level W.C. The room has been partially tiled with attractive grey wall tiles and there is complementary tile effect vinyl flooring. The room is fitted with a chrome heated towel rail and sky light. A door leads to the master bedroom.



### **BEDROOM TWO 15'0" approx x 9'4" approx**

Positioned to the front of the property with a lovely arched window which provides a pleasing outlook over the quiet lane is another double bedroom which can easily accommodate a king size bed. There are fitted wardrobes and drawers and space for free standing furniture. Doors lead through to the en-suite and first floor landing.

### **EN-SUITE SHOWER ROOM 8'0" approx x 5'0" approx**

This bedroom also benefits from an en-suite which is fitted with a double shower cubicle, white pedestal hand wash basin with mixer tap and low level W.C. The room has been partially tiled with white and blue mosaic effect tiles and there are matching white tiles to the floor. There is a side facing obscure glazed window and a door leads to the second bedroom.



### **BEDROOM THREE 13'11" max x 12'10" max**

Another great sized double bedroom which has a huge amount of space to house a king size bed and additional free standing bedroom furniture. There is a large under eaves cupboard with a light which provides a good amount of additional storage. Plenty of light floods this room courtesy of the front facing window and a door leads to the first floor landing.



### **REAR GARDEN**

The garden has been well cared for and is made up of two levels, to the first level there is a good sized lawn and patio area which creates a truly wonderful place for outdoor dining whilst being surrounded by glorious countryside. The bottom tier has a porcelain tiled patio area. The garden is enclosed by a low dry stone wall to the rear and you can access the side and front of the property from the rear garden.



### **DRIVEWAY AND GARAGE**

To the front of the property there is a driveway which provides off road parking for multiple vehicles. The drive leads up to the single garage which has an electric door, light and power.

### **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.



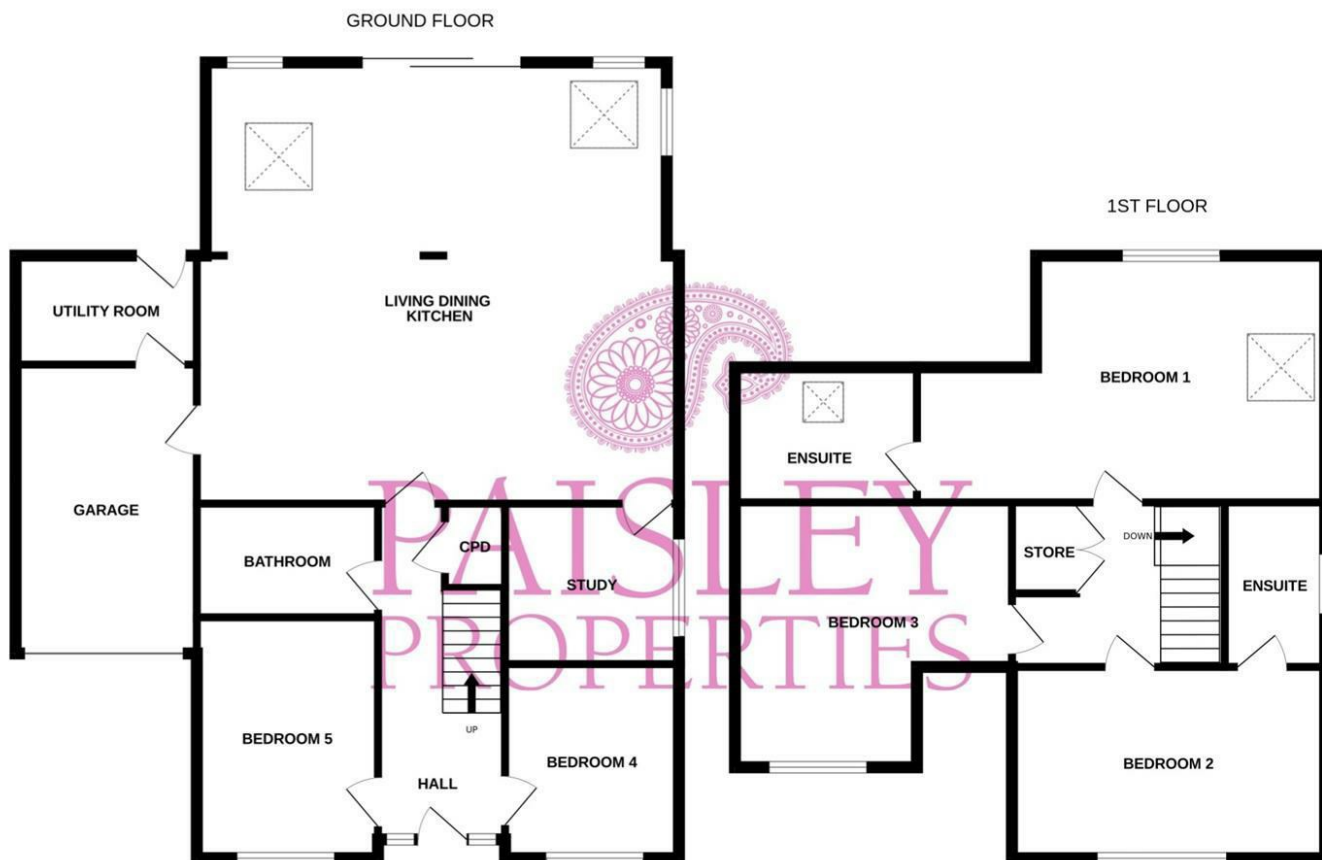
## **PAISLEY MORTGAGES**

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

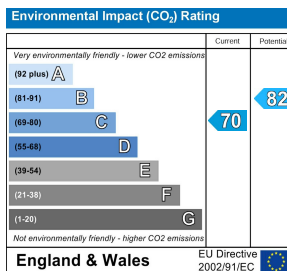
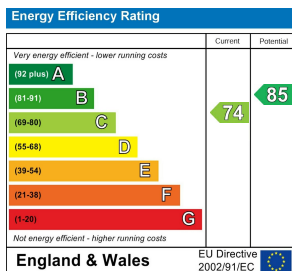
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY 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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