

2 Cuckstool Road,  
Denby Dale HD8 8RB

£215,000



THIS PRETTY TWO BEDROOM END TERRACE COTTAGE HAS LOVELY FRONT AND REAR GARDENS AND ENJOYS A QUIET VILLAGE LOCATION.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 5'7" apx x 5'1" apx**

You enter the property through a part glazed uPVC door into a welcoming entrance hallway where there is space to remove outdoor coats and shoes. There is textured wood effect quality flooring, a door opens to the staircase which ascends to the first floor landing, a doorway leads to the kitchen and a further part glazed door leads to the lounge diner.



### **LOUNGE DINER 15'5" apx x 13'10" max**

Generously sized this well presented lounge diner offers space for both sofas and a table and chairs. There is a feature fireplace with granite surround and timber mantle over, alcoves either side of the chimney breast which are ideal for free standing furniture and laminate wood effect flooring under foot. There is a front facing window overlooking the pretty front garden, a part glazed door which leads to the entrance hall and a part glazed uPVC door which opens to the garden.





### **KITCHEN 9'10" max x 9'8" max**

This modern L shaped kitchen is fitted with cream shaker style wall and base units, under unit lighting, wood work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a fridge, freezer, double oven, four ring gas hob and concealed unit extractor and there is space and plumbing for a washing machine. A rear facing window has a pleasant outlook down the garden over to the neighbouring tree lined lane and there is quality wood grain effect flooring which continues through from the hall. A door leads to the cellar and there is an opening to the entrance hall.



### **CELLAR**

Stone steps lead down to a cellar which has a old stone butchers block, stone recessed shelving and a side facing window. The cellar is painted with a stone floor and provides good storage alongside housing the property's utility meters. A door leads to the kitchen.

### **FIRST FLOOR LANDING 14'3" apx x 4'2" max**

Stairs rise from the entrance hall to the first floor landing where there is a handy storage cupboard and a boiler cupboard housing the property's central heating boiler. A rear facing window enjoys the same views as the kitchen over the garden and a ceiling hatch provides access to the loft space. Doors lead to the two bedrooms and house bathroom.



### **BEDROOM ONE 10'10" apx x 10'8" apx**

Positioned to the front of the house this well proportioned double bedroom is neutrally decorated and has a window overlooking the garden. The room can easily accommodate a range of furniture and has a door leading to the landing.



### **BEDROOM TWO 11'4" max x 9'4" max**

A good sized second double bedroom this room is also located to the front of the house with a window enjoying garden views. There is space for a wardrobe and chest of drawers, the room is decorated in soft tones and a door leads to the landing.



### **BATHROOM 7'8" apx x 4'8" apx**

Fitted with a white three piece suite including bath with electric shower over and concertina shower screen, pedestal hand wash basin with hot and cold taps and a low level W.C this bathroom is partially tiled in decorative wall tiles and has vinyl flooring. A obscure glazed rear facing window lets in natural light and a door opens to the landing.



### **FRONT GARDEN**

To the front of the property is an attractive cottage garden with flagged patio, lawn and mature flower bed borders. A gate at the head of the garden leads to the outbuildings and a further storage space sits to the bottom of the steps in front of the house.

## REAR GARDEN

This private rear garden is the perfect sanctuary to sit out and enjoy. There are two large decked areas ideal for garden furniture, pots and planters, a lawn with flower bed borders and a gravelled area to the bottom with space for a summer house and additional storage. The garden is fully enclosed by boundary walling and fencing.



## NOTES

The property has just had the roof fully renovated which comes with a 10 year guarantee and has also been fitted with a PIV ventilation system.

## MATERIAL INFORMATION

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

\*Water supply & Sewerage-

\*Electricity & Gas Supply -

\*Heating Source -

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

**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**

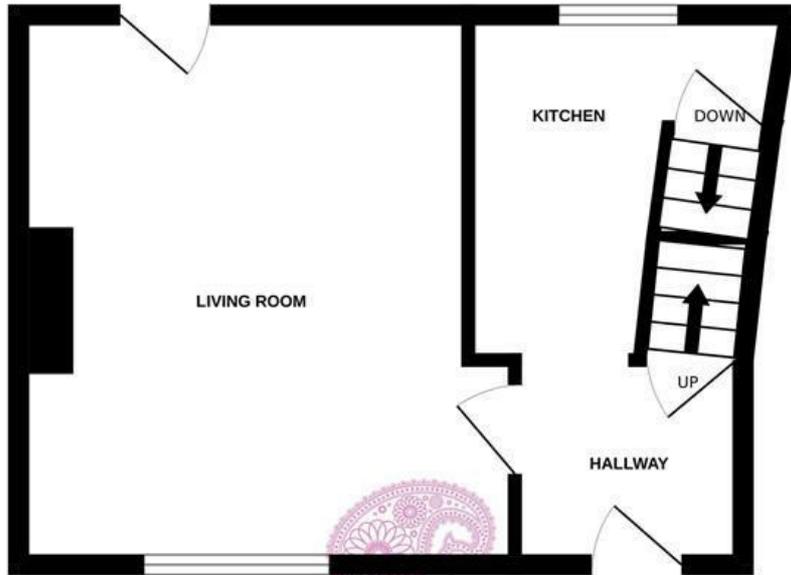
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

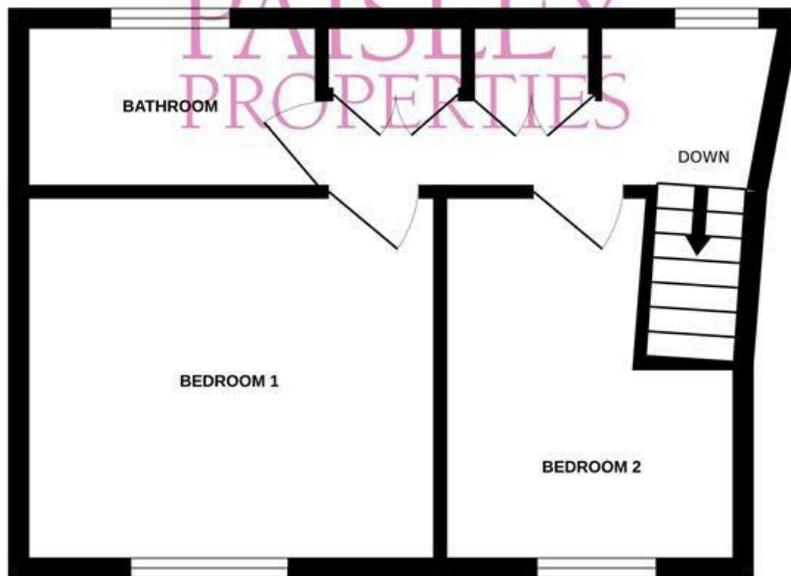
**PAISLEY SURVEYORS**

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.

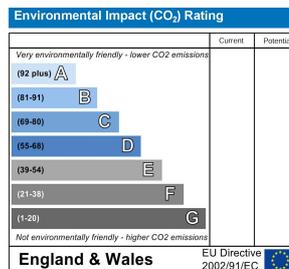
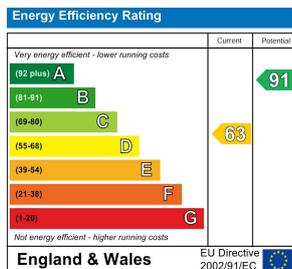
GROUND FLOOR



1ST FLOOR



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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