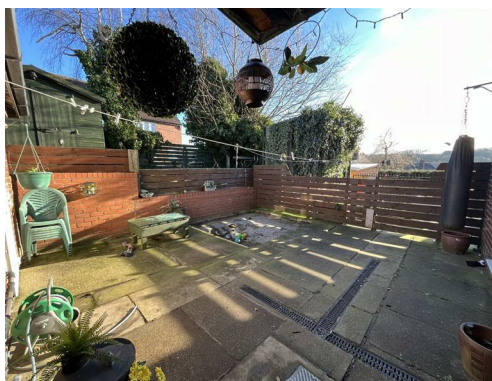


17 Gilthwaites Lane,  
Denby Dale HD8 8SG

OFFERS AROUND  
£225,000



JAM PACKED WITH POTENTIAL AND ENJOYING AN ELEVATED POSITION, THIS GENEROUSLY SIZED THREE BEDROOM SEMI DETACHED PROPERTY IS DECEPTIVELY SPACIOUS AND INCLUDES OFF ROAD PARKING FOR SEVERAL VEHICLES, ENCLOSED REAR GARDENS AND ATTIC ROOM WITH POTENTIAL TO CREATE FURTHER BEDROOM SPACE.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 8'5" max x 9'3" max**

You enter the property through a uPVC door into this very welcoming entrance hallway which has lots of space to remove your coats and shoes on arrival. There is a front facing window, practical tiled flooring and an understairs cupboard which is perfect for storing household items. Doors lead to the lounge and dining kitchen and stairs ascend to the first floor landing.



### **LOUNGE 17'11" max x 14'11" max**

Spanning the length of the property, this fantastic living room is the ideal place to sit and relax with loved ones and has an attractive electric fireplace to the chimney breast creating a nice focal point to the room. There are patio doors out to the garden and a front facing window fills the space with light. A door leads to the entrance hallway.



### **DINING KITCHEN 12'4" max x 11'3" max**

The kitchen is fitted with a range of white shaker style wall and base units, wood effect roll top work surfaces, black and white tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. There is space for a freestanding cooker and fridge freezer, a rear facing window overlooks the garden and vinyl flooring completes the space. Doors lead to the entrance hall and rear porch.



### **PORCH 5'6" max x 4'6" max**

The rear porch provides access to the garden and has doors to the dining kitchen and utility area.



### **UTILITY 3'2" max x 5'11" max**

The utility room has a rear facing window and space/plumbing for a washing machine. Doors lead to the WC and rear porch.

### **WC 5'11" max x 2'7" max**

Fitted with a low level WC and wall hung hand wash basin with separate hot and cold taps and tiled splash backs. There is a rear facing obscure glazed window and tile effect flooring.



### FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has space for freestanding furniture if required and has a front facing window. Doors lead to the three bedrooms, house bathroom and access to the attic room.



### BEDROOM ONE 12'5" apx x 11'5" max

Situated to the rear of the property, this generous double bedroom has views over the garden from its window and has ample space for freestanding furniture. A door leads to the landing.



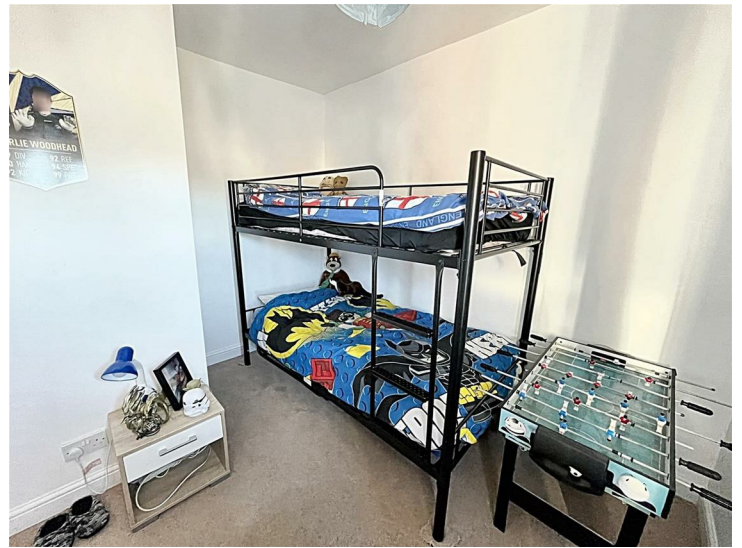
### **BEDROOM TWO 10'9" apx x 9'4" max**

Another good sized double bedroom also located to the rear of the property with a handy understairs cupboard and space for bedroom items. A rear facing window fills the room with light and a door leads to the landing.



### **BEDROOM THREE 8'3" max x 9'9" max**

Positioned to the front of the property with charming street views from its window, this neutrally decorated room has a good amount of space for furniture and has a door to the landing.



### **HOUSE BATHROOM 8'5" max x 5'5" max**

The bathroom is fitted with a three piece light grey suite including a bath with electric shower over, pedestal hand wash basin with mixer tap and low level WC. The room is fully tiled with white wall tiles, there is contrasting vinyl flooring and a front facing obscure glazed window. A door leads to the landing.



### **ATTIC CONVERSION / POTENTIAL**

The current vendor has made a start with the attic conversion, giving prospective buyers the ability to complete this to create a large double bedroom with an en-suite (subject to the necessary checks and consents) if this was desired.

### **REAR GARDEN & OUTHOUSE**

To the rear of the property there are multiple enclosed garden areas. Adjoining the property there is a low maintenance patio which is ideal for outdoor dining and has an outhouse which has plumbing for a washing machine and is perfect for outdoor items. A gate allows access to the further two areas which are bursting with potential to create space for a shed/summerhouse and beautiful flowerbeds.



## FRONT & DRIVEWAY

To the front of the property there is a lawned garden and pebbled area which is ideal for pots and planters. A long driveway runs up the side of the property providing off road parking for several vehicles.



#### **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.

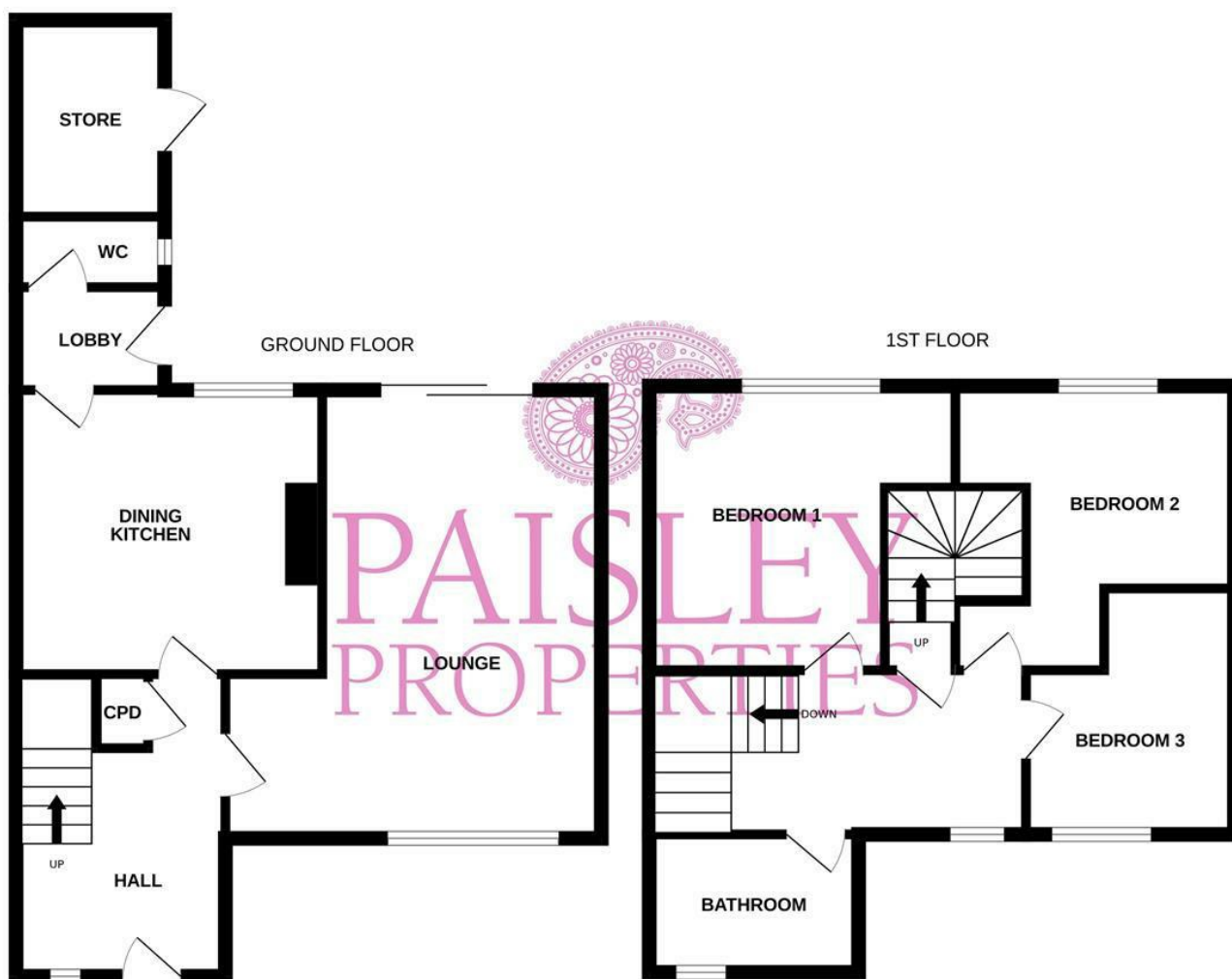
## **PAISLEY MORTGAGES**

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.

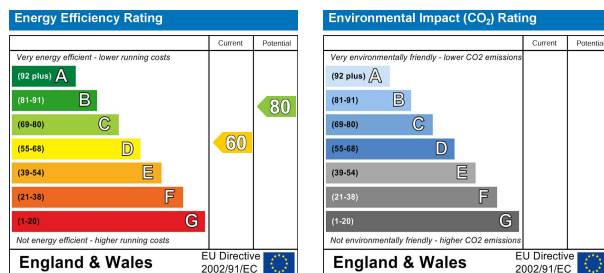
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



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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