

Rigley House, 19b Miller Hill,  
Denby Dale HD8 8RG

OFFERS OVER  
£895,000



THIS INDIVIDUAL DETACHED HOME BOASTS AN ABUNDANCE OF SPACE INCLUDING FIVE BEDROOMS, FOUR RECEPTION ROOMS, A LOWER GROUND FLOOR ANNEX AND SWEEPING DRIVEWAY LEADING TO DOUBLE GARAGE.

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

PAISLEY  
PROPERTIES

## NOTES

The property is built in local stone from Johnsons Quarry in Huddersfield and has Welsh Penrhyn roof slates. Throughout there are high ceilings, solid oak door castings, architraves and deep oak skirting boards. There is CAT 5 wiring.

## GROUND FLOOR

### ENTRANCE HALL 14'9" max x 12'5" max

You enter the property through a uPVC part glazed door into this impressive entrance hall. The stunning feature oak staircase is an example of outstanding carpentry and creates a central focal piece to the property. Stairs ascend up to the first floor landing and descend down to the lower ground floor. There is attractive laminate flooring and doors lead from the hall to the lounge, dining room, dining kitchen and W.C.



### LOUNGE 15'9" apx x 22'7" apx

Spanning the full depth of the property this spacious formal living room has lots of lovely features including an inglenook style fireplace which houses a log burner, picture rail, large front facing bay window with deep oak sill and sliding patio doors out onto a balcony. There is no shortage of space for a selection of free standing furniture and the dual aspect windows floods the room with natural light. There is a set of glazed double doors leading to the dining room and a further glazed door leading to the entrance hall.



### BALCONY / VIEW

This charming balcony provides the perfect place to sit out and take in the beautiful surroundings, with space for a bistro set, decking underfoot and metal railings.



### **DINING ROOM 14'10" apx x 12'4" apx**

A superb formal dining room which is generous in size allowing space to accommodate a large dining table and chairs alongside other items such as a side board or dresser. There is a rear facing window with pleasing views over the neighbouring fields, glazed double doors to the lounge and a door though to the entrance hall.



### **DINING KITCHEN 19'8" apx x 17'11" apx**

Fitted with a high quality bespoke kitchen including oak wall and base units, built in wine rack, glass fronted display cabinets, granite work surfaces with matching upstands and splashback and a double bowl sink with mixer tap over this well designed space which also boasts integrated double Zanussi oven, five ring AEG electric hob, stainless steel and glass extractor, integrated dishwasher and space for a free standing American style fridge freezer. There is a good sized island with additional oak cupboards, granite top and breakfast bar, ideal for informal dining and entertaining. The room also offers plenty of space for a dining table / sofas allowing for this to really be the hub of the home. Dual aspect windows look to the front and side, there is a range of lighting, tiled flooring and doors which lead to the store/pantry, entrance hall and glazed double doors to the snug.

The cupboard off the kitchen is ideal for storing household items or would alternatively make a great pantry.



### **SNUG / FAMILY ROOM 17'11" apx x 14'10" apx**

Another well proportioned room, offering a wonderful snug area off the kitchen. There is a gas coal effect fire with ornate surround which creates a pretty focal point, side and rear facing windows allow natural light in and as with all the living rooms on the ground floor there is a pleasant outlook over woodland and fields. Double doors can be opened up to the kitchen enabling an open plan feel or can be closed off to create a more cosy area.



### **W.C 5'2" apx x 3'11" apx**

This handy ground floor W.C is positioned off the entrance hall and is fitted with a wall mounted hand wash basin and low level toilet. The room is partially tiled in decorative wall tiles, has complementing floor tiles and a front facing obscure glazed window. A door leads to the hall



## FIRST FLOOR

### FIRST FLOOR LANDING 14'3" apx x 12'5" apx

From the entrance hallway stairs ascending to this gorgeous galleried landing with lovingly crafted oak spindled balustrade. A front facing window allows light to pour in and a ceiling hatch provides access to a partially boarded loft space which has higher spec roof trusses which are load bearing. Doors lead to the five first floor bedrooms, house bathroom and store cupboard.

Hall area is 2.35m x 0.91m approx in addition to the landing area.



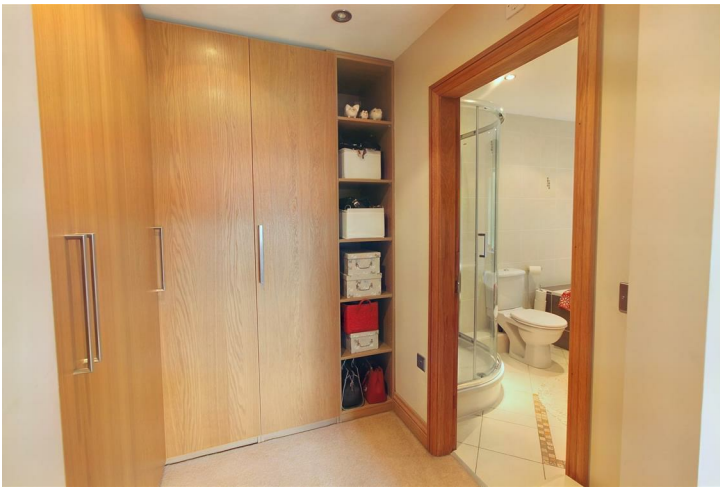
### **MASTER BEDROOM 17'5" apx x 12'7" apx**

This enviable master bedroom is beautifully presented and provides ample room for a selection of free standing bedroom furniture but also benefits from a bank of built in wardrobes alongside its own dressing area which is fitted out with further wardrobes and shelving and links the bedroom with the en-suite. The main room has a fabulous front facing bay window with deep oak window sill and doors which lead to the landing and en-suite bathroom. Dressing area measurements - 2m x 2.20m approximately.



### **EN-SUITE BATHROOM 10'0" apx x 7'0" apx**

This is a luxurious en-suite fitted with a four piece white suite including a double jacuzzi bath, corner shower cubicle, vanity unit with hand wash basin and low level W.C. The room is fully tiled in stylish wall tiles with mosaic detailing and there are complementing floor tiles. A side facing obscure glazed window and door leading to the dressing area complete the room.



### **BEDROOM TWO 14'8" apx x 11'10" apx**

Boasting a fantastic far reaching view over the neighbouring countryside from its rear facing window this double bedroom is generous in size and nicely presented. There are fitted wardrobes with sliding doors and a door which leads onto the landing.

### **BEDROOM THREE 14'8" apx x 10'9" apx**

Positioned to the front of the house with a window overlooking the gardens and fields beyond is this double bedroom. The room proportions allow plenty of space for a range of freestanding bedroom furniture, is tastefully decorated and has a door leading to the landing.



**BEDROOM FOUR 14'10" apx x 9'6" apx**

This lovely light double bedroom has dual aspect windows to the side and rear elevations. There is plenty of space for free standing bedroom furniture, or alternatively as the current vendors use it, it lends itself perfectly to a home office/hobby room. A door leads onto the landing.

**BEDROOM FIVE 11'2" apx x 8'5" apx**

Located to the back of the property with a window enjoying those rural views is another neutrally decorated double bedroom with built in wardrobes. A door leads onto the landing,



**HOUSE BATHROOM 10'5" max x 7'5" apx**

Housing a four piece white suite comprising of a double ended bath with central taps, corner shower cubicle, vanity unit with hand wash basin over and low level W.C this contemporary house bathroom is fully tiled in attractive modern wall and floor tiles. There is a rear facing, obscure glazed, window and door which leads onto the landing.



## **STORAGE**

There is a useful shelved storage cupboard.

## **LOWER GROUND FLOOR**

It is worth noting that this floor could very easily be made into a spacious, self contained apartment or home working environment if required.

There are two reception rooms, a utility with plumbing which could be converted into a kitchen area, two double bedrooms and a bathroom. The lower ground floor can be accessed via a choice of three entrances separate to the main upstairs living accommodation.

The entire lower ground floor also benefits from underfloor heating.

## **INNER HALLWAY 14'5" apx x 12'4" apx**

The beautiful oak spindled staircase from the entrance hallway descends down to this large inner hallway which is a room in itself proving space for seating or storage items. There are doors through to the cinema/games room, gym, two guest bedrooms, bathroom, utility and two storage/control rooms.

## **CINEMA / GAMES ROOM 23'1" apx x 17'11" apx**

This huge room is exceptionally versatile offering a space which anyone can make their own. The current vendors have this set up as a cinema / games room with Mi lighting system, electric automatic drop down 120 inch cinematic style screen and projector, and space for a full size pool table. This room would lend itself perfectly to be a main living room for the apartment if that was how you choose to use the lower ground floor. There are patio doors leading out onto the rear garden with floor to ceiling windows either side, and two further side elevation windows allow for this to be a bright and airy room. A door leads to the inner hall.



## **BEDROOM SIX 14'8" apx x 11'1" apx**

This delightful room has glazed patio doors out onto the rear patio, with floor to ceiling windows either side, and has ample room for double bedroom furniture. Again, this space offers such flexibility, all neutrally decorated it would lend itself to multiple uses. A door leads onto the inner hall.



### **BEDROOM SEVEN 14'8" apx x 11'5" apx**

These lower ground floor double bedrooms make wonderful guest bedrooms, away from the main house living areas. This room would also become a superb home office/work space if needed as currently used by the vendor. There is a rear facing window which looks out over the garden and a door which leads to the inner hall.



### **GYM 17'11" apx x 11'5" apx**

Another large room, currently being used as a home gym, with a side facing window. This would alternatively make a wonderful formal dining room/snug/office or playroom. A door leads to the inner hall.

### **BATHROOM 10'7" apx x 6'6" apx**

In the process of being fitted with a brand new white suite including bath with shower over including in wall taps, wall mounted hand wash basin and wall hung W.C this modern bathroom will be partially tiled in porcelain wall tiles and have complementing porcelain floor tiles. There is a rear facing obscure glazed window and door onto the inner hallway.

### **UTILITY ROOM 10'7" apx x 5'9" apx**

Providing a really handy space for washing machine, tumble dryer and additional free standing fridge freezer this utility room is fitted with pale wood effect base units, contrasting roll top work surfaces, tiled splash backs and a one and a half bowl stainless steel sink and drainer with mixer tap. There is a part glazed external door out on the rear garden, which can be accessed via steps down the side of the house, and an internal door leads to the inner hall.



### **STORES / CONTROL CUPBOARDS**

There are two storage cupboards off the inner hallway which provide space for some household items but also neatly houses the properties gas central heating boiler, pressurised water cylinder and CAT 5 wiring for the house.

### **DRIVEWAY AND GARAGING 23'5" apx x 21'10" apx**

A long driveway leads from Miller Hill down to a large open parking area suitable for multiple vehicles. There is a very well proportioned double garage which has been designed and built with housing a caravan in mind so providing generous sheltered parking alongside space for other items. The door openings are 2.75m in width and 2.60m in height with electric roller doors, and there is light and power. There is a three phase electric supply allowing for 22kw car charging potential subject to the installation of the appropriate car charging point and there is wiring up to the gate posts if electric gates were desired.



### **FRONT**

To the front of the property there is a superb decked patio area with glass balustrade enclosing it, providing a lovely space for outdoor furniture. A large lawn sits to the other side of the central path, which leads to the front door. A further stone patio area is positioned to the opposite side of the lawn and offers a charming seating area alongside the neighbouring woodland with views to the rear over the adjoining fields. .

Steps lead from side of the property down to the lower gardens.

The plot size is approximately 1100 meters square / 11840 square feet.



## REAR GARDENS

Landscaped to create several different areas there is a generous lawn which wraps around the side and rear of the property, a stone paved patio and pathway and a hidden shale area which offers a secluded seating area or the vendors use it as a private washing hanging area. The rear gardens have lovely views out over the woodland and countryside.





## BOUNDARY PLAN



### 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 MORTGAGES

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

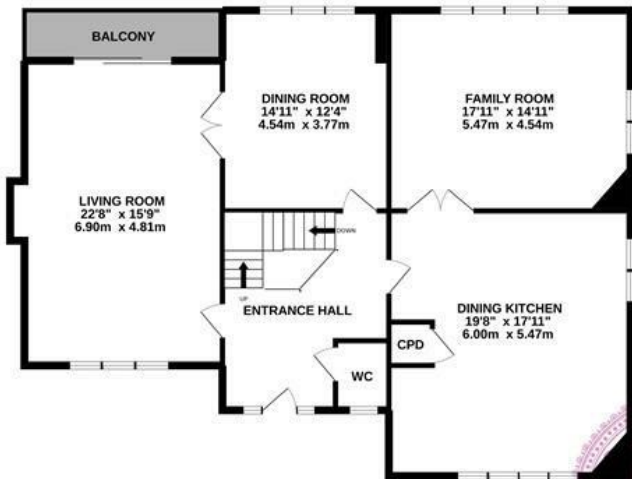
### PAISLEY PROPERTIES

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.

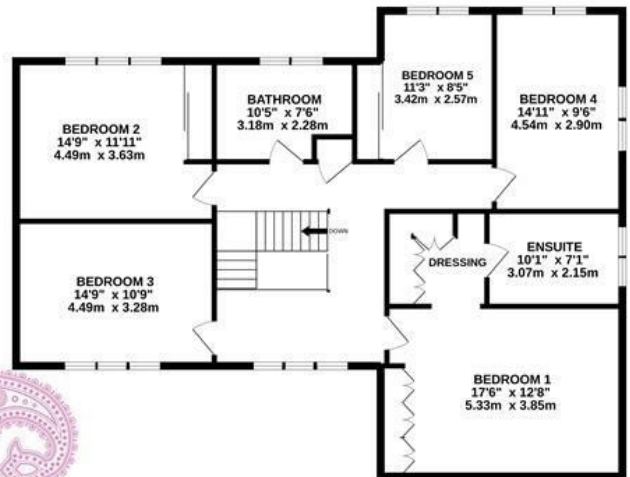
### PAISLEY SURVEYORS

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.

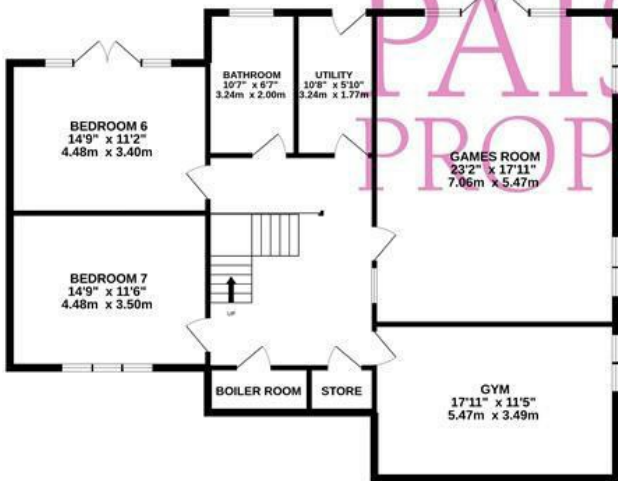
GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR

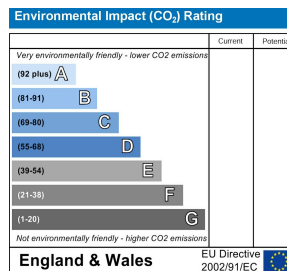
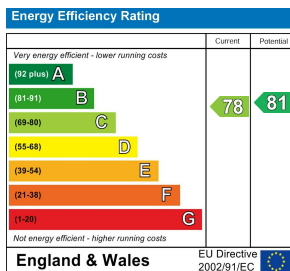


GARAGE



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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