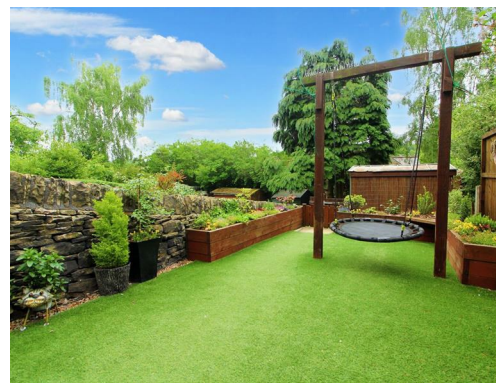


395 Wakefield Road,
Denby Dale HD8 8QD

OFFERS AROUND
£199,995



A UNIQUE, BEAUTIFULLY PRESENTED STONE BUILT END TERRACE TWO BEDROOM COTTAGE WITH CONVERTED ATTIC, NESTLED RIGHT IN THE HEART OF THE VILLAGE OF DENBY DALE. IT BENEFITS FROM A SOUTH FACING ENCLOSED REAR GARDEN AND ON STREET PARKING.
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL 4'9" x 5'9" max

You enter the property through a uPVC door into a welcoming entrance hall where there is room for removing coats and shoes before entering the property. There is victorian style patterned vinyl flooring underfoot. A door leads through to the lounge.

LOUNGE 10'0" x 12'11" max

Positioned to the front of the property with a window which looks out onto the street, this room is tastefully decorated with a striking feature wall and wood effect laminate flooring underfoot. An electric stove in an inset tiled fireplace provides a lovely focal point. There is an abundance of space to accommodate lounge furniture. A carpeted staircase with a white painted balustrade leads to the first floor.



INNER HALLWAY 2'6" x 5'7"

The inner hallway has doors leading to the bathroom, lounge and a storage cupboard. A carpeted staircase descends to the basement dining kitchen.

BATHROOM 6'9" x 9'10" max

This contemporary bathroom with built in storage shelves can be found to the rear of the property and has a part obscured window overlooking the rear garden. It is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin and a bath with a thermostatic mixer shower over. The room is partially tiled with white tiles with a decorative border. There is vinyl flooring underfoot. A door leads to the hallway.



STORAGE CUPBOARD

This fantastic cupboard is shelved out and offers a tremendous amount of storage.

DINING KITCHEN 19'2" x 9'4" max

This basement contemporary dining kitchen has been cleverly designed to maximise the space on offer having a staircase ascending to the first floor which conveniently separates the kitchen and dining areas. The room is light and airy courtesy of the partially glazed uPVC door and windows to one end which offer views out and access into the garden. The kitchen area is fitted with white base and wall units, wood effect laminate worktops, grey metro tiled splashbacks and a stainless steel sink with mixer tap over. Cooking facilities comprise of an electric range cooker with a stainless steel chimney hood extractor over. There are spaces for a tall fridge freezer, tumble dryer and plumbing and space for a washing machine. There is ample space for a good sized dining table in the dining area. There is wood effect vinyl click flooring underfoot and spotlights complete the look. A door to one end leads to a cellar storeroom.

FIRST FLOOR LANDING 6'1" x 2'10"

A carpeted staircase with a white painted balustrade ascends from the lounge to the first floor landing which has doors to access the two bedrooms and the attic staircase.

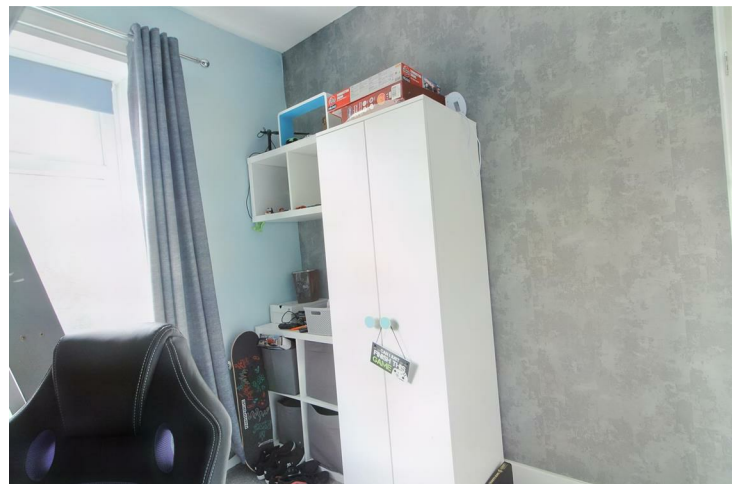
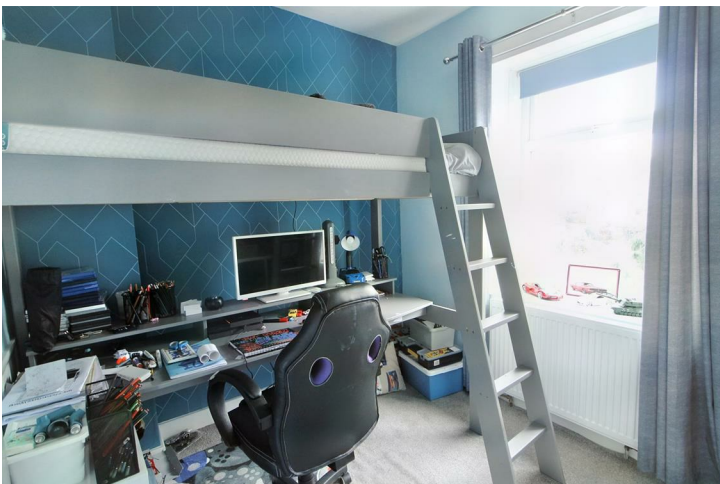
BEDROOM ONE 9'10" x 12'0" max

Flooded with natural light from its front facing window which overlooks the street, this good sized double bedroom is tastefully decorated and offers space to accommodate freestanding bedroom furniture. There are built in shelves, either side of the bed, in the alcoves providing a space for books or ornaments. A door leads onto the landing.



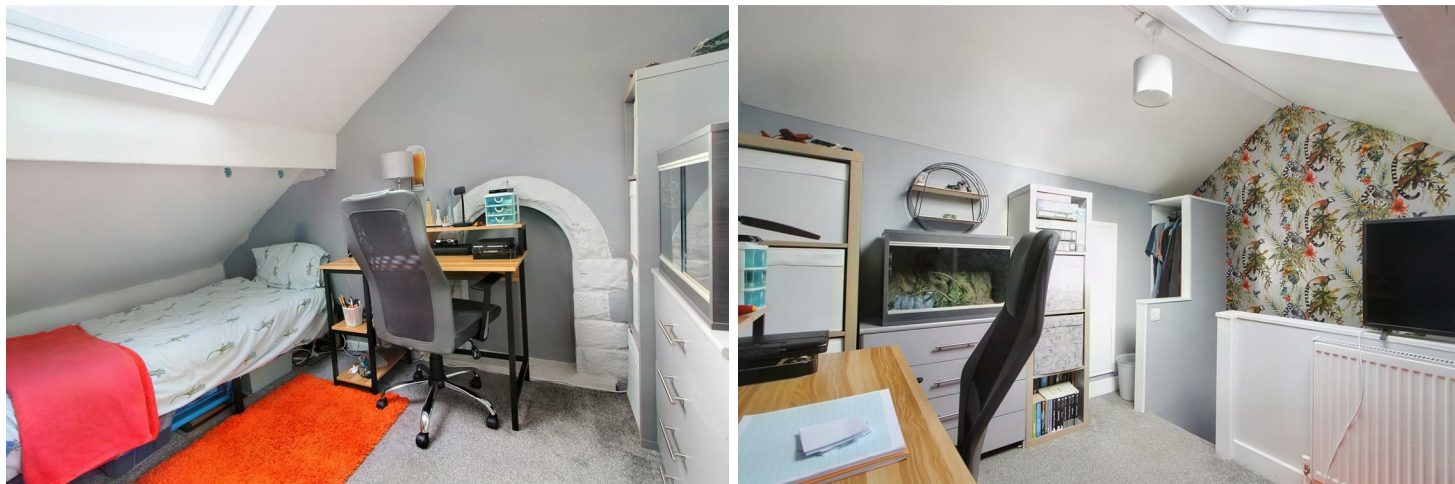
BEDROOM TWO 9'8" x 7'5"

Another good sized bedroom which is situated to the rear of the property with a window overlooking the rear garden; there is space to accommodate freestanding bedroom furniture. A door leads onto the landing.



ATTIC ROOM 7'1" x 11'6" into eaves

Accessed via a carpeted staircase with a built in bookcase to one side, this fabulous attic space has a Velux window flooding it with natural light and is used as a bedroom by the current owners. There is a large storage cupboard in the eaves and a built in hanging space for clothes. There is space for freestanding bedroom furniture.



GARDENS

This property benefits from a long rear south facing garden which is separated into two areas. The area closest to the house is planned to be low maintenance with wooden planters, artificial grass and a patio area for al fresco dining. The second garden area is gravelled with a shed for storage.

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

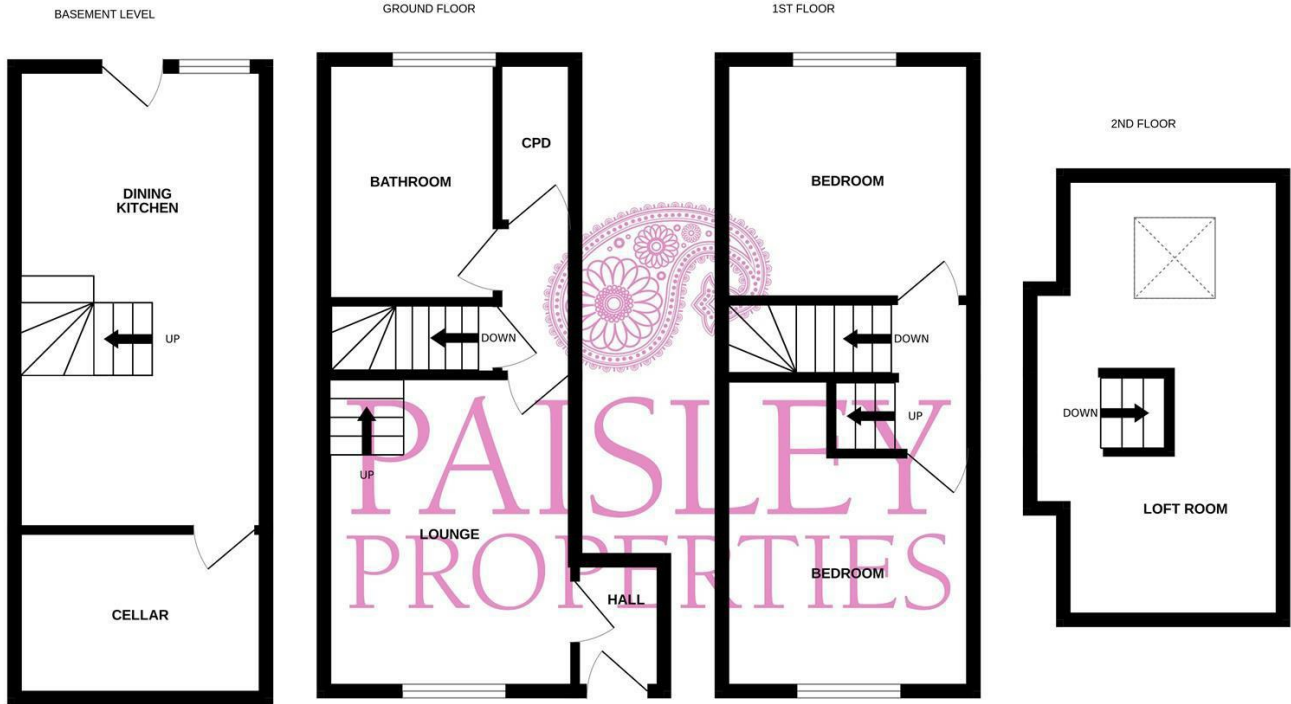
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact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

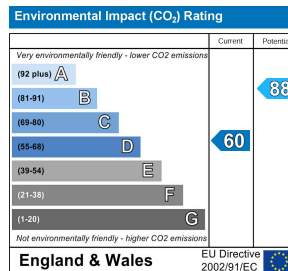
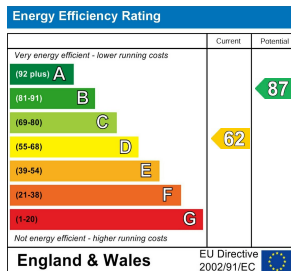
PAISLEY SURVEYORS

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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
 17 Commercial Road,
 Skelmanthorpe, HD8 9DA
 t: 01484 443893

Almondbury Office:
 75-77 Northgate,
 Almondbury, HD5 8RX
 t: 01484 443922

Mapplewell Office:
 4 Blacker Road,
 Mapplewell, S75 6BW
 t: 01226 395404

