

76 Thorpes Avenue,
Denby Dale HD8 8TB

OFFERS AROUND
£360,000



A SUPERBLY PRESENTED SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION WITH GARAGE, ENCLOSED REAR GARDEN AND OFF ROAD PARKING.
EPC: D
FREEHOLD

PAISLEY
PROPERTIES

ENTRANCE 13'8" x 3'6" max

You enter the property through a part glazed composite door into a welcoming entrance hall where there is space to store coats and shoes. A white painted staircase rises to the first floor. Doors lead to the downstairs WC, lounge and dining kitchen.

DOWNSTAIRS W.C. 2'7" x 6'2" max

Situated just off the entrance, this useful downstairs W.C. is fitted with a low level white W.C. and pedestal hand wash basin with a glass tile splashback. There is grey tile effect vinyl flooring underfoot. An obscured window to the front of the property allows a generous amount of natural light to enter. A door leads into the hallway.

DINING KITCHEN 18'9" x 11'6" max

Flooded with natural light courtesy of two rear facing windows and a set of French doors leading out to the rear garden, this lovely modern dining kitchen really is the heart of the home. It is fitted with cream gloss base and wall units, wood effect worktops, glass splashbacks and a stainless steel sink with mixer tap over. Cooking facilities comprise of an electric double oven, integrated microwave and an induction hob with a matching gas wok ring alongside and a stainless steel extractor fan above. There is an integrated fridge freezer, dishwasher and washing machine. Underfoot there are practical hessian effect luxury vinyl tiles and spotlights complete the look. Doors lead into the lounge and the entrance hallway.

**LOUNGE 11'10" x 15'11" max**

Positioned to the front of the property and benefitting from views of the front garden from its large window, this fantastic lounge is neutrally decorated and has a gas coal effect fire in a monochrome alabaster surround as a focal point and a decorative tall radiator to one wall. There is ample space to accommodate lounge furniture. Doors lead into the entrance hall and dining kitchen and a large square opening provides access to a more formal dining room space.



DINING ROOM 9'1" x 12'2" max

This formal dining space looks onto the rear garden and has a set of patio doors allowing lots of natural light to enter, there is space to accommodate a good sized dining table. A large opening leads through to the lounge.



FIRST FLOOR LANDING 10'4" x 9'4" max

Stairs ascend from the entrance hall to the first floor landing which then splits in two directions to give access to the four bedrooms and house bathroom.

MASTER BEDROOM 11'10" x 12'0" max

This gorgeous master bedroom, positioned to the rear of the property, has a luxury feel and has ample space to accommodate freestanding bedroom furniture. Its large window overlooks the rear garden and has a lovely view of the fields beyond. Door lead to the en-suite and onto the landing.



EN-SUITE 6'6" x 7'6" max

Positioned to the rear of the property with a large obscure window, this generous sized en-suite shower room is fully tiled with contrasting beige and brown tiles. It is fitted with a white low level W.C. and vanity basin with a double walk in shower enclosure. There is brown vinyl tile effect flooring and spotlights complete the look, A door leads into the master bedroom.

BEDROOM TWO 8'10" x 12'0" max

Situated to the front of the property with a window overlooking the front garden and quiet cul-de sac is this generous sized double bedroom. It has fitted wardrobes and there is ample space to accommodate further freestanding bedroom furniture. A door leads onto the landing.

REAR GARDEN

To the rear of the property and accessed via a path and gate at the side is a generous sized enclosed private garden. Adjacent to the house is a decked area which is just perfect for entertaining as it has access from both the dining kitchen and the dining room. Beyond the decking is a lawned area with well established planted borders to the boundaries. Attached to the side of the house is a useful lean to storage shed, perfect for garden equipment.



BEDROOM THREE 8'7" x 10'11" max

Another good sized double bedroom which can be found to the front of the property and enjoys views out to the cul-de-sac and the fields beyond. There is wood effect laminate flooring underfoot and there is plenty of space for bedroom furniture. A door leads onto the landing.



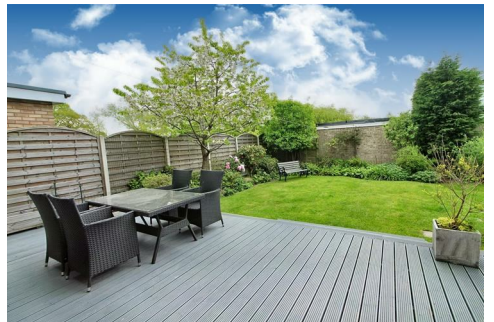
BEDROOM FOUR 8'7" x 9'10" max

A further double bedroom is positioned to the rear of the property with garden views from its window and has ample space for freestanding bedroom furniture. A door leads onto the landing.



HOUSE BATHROOM 6'4" x 5'4" max

Flooded with natural light from a large obscured window, this contemporary bathroom is fully tiled and fitted with a white three piece suite incorporating a low level concealed cistern toilet and vanity basin built into a beech effect unit with dark worktop and a bath with electric shower over. There are mottled brown tiles underfoot, a chrome heated towel rail and spotlights to the ceiling. A door leads onto the landing.



FRONT GARDEN, GARAGE & PARKING

To the front of the property is a driveway leading to a single garage with light and power. There is a front garden with established plants and a lawned area. Beyond the garden is a further area of hardstanding used as an extra parking space.

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.

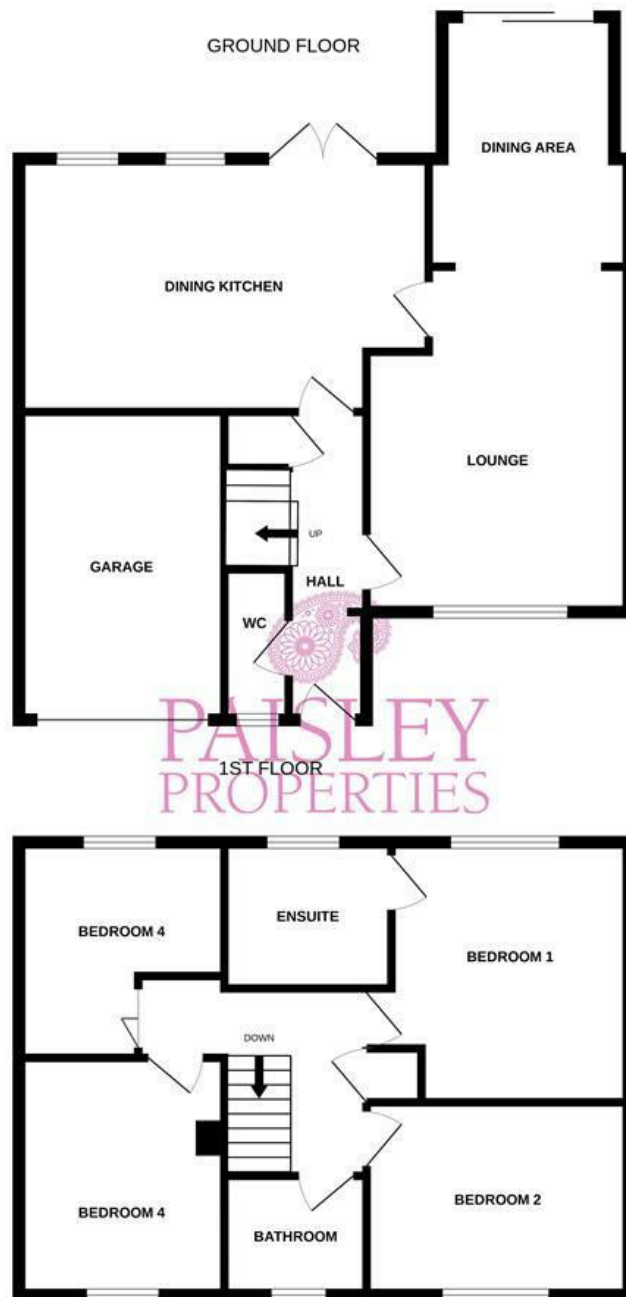
PAISLEY MORTGAGES

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.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	71
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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

PAISLEY
PROPERTIES