

26 Thorpes Avenue,  
Denby Dale HD8 8SP

OFFERS AROUND  
£450,000



**\*\*NO ONWARD CHAIN\*\*** SIMPLY BURSTING WITH POTENTIAL THIS HOUSE HAS SO MANY POSSIBILITIES AND OFFERS SPACIOUS ROOM SIZES THROUGHOUT. IT BOASTS A GENEROUS PLOT WITH A FABULOUS GARDEN, SUMMER HOUSE, DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND F/ ENERGY RATING C

PAISLEY  
PROPERTIES



### **PORCH 7'9" apx x 6'4" apx max**

You enter the property through a part glazed rosewood uPVC door into a welcoming porch where there is ample space to remove outdoor clothing and shoes on arrival. Wood flooring runs underfoot and a door leads to the entrance hallway.



### **ENTRANCE HALLWAY 11'5" apx x 9'8" apx max**

This fabulous entrance hallway has practical wood flooring running underfoot and an abundance of space for furniture. A window looks out into the porch, a wall light sits to one wall and a carpeted staircase ascends to the first floor landing. There are practical storage cupboards under the stairs and doors lead to the lounge, dining kitchen, study and inner hallway.





### **LIVING ROOM 21'7" apx x 24'9" apx into bay.**

This amazing space really has the wow factor and is simply flooded with natural light from a bay window, an extra window to the rear overlooking the garden and a sliding patio door allowing access out to the patio and a further window which looks out to the conservatory. There is coving to the ceiling and dado rails to the walls. Wood flooring runs underfoot and there are LED spotlights to the ceiling. This room really is bursting with opportunities due to its grand proportions. Doors lead to the kitchen and the entrance hallway.



### **KITCHEN 9'4" apx x 19'6" apx max**

Flooded with natural light from a skylight and windows to dual aspects, this modern kitchen is fitted with a range of dark wood base and wall units, laminate roll top worktops, beige tiled splashbacks with decorative floral inset tiles and a stainless steel double sink and drainer with mixer tap. Cooking facilities include a four burner gas hob with a stainless steel extractor fan over and an electric double oven. There are spaces and plumbing for a dishwasher and undercounter fridge and freezer. A peninsula unit extends out into the room and offers an informal dining space. Wood flooring runs underfoot and there are strip lights to the ceiling. A large square opening extends to the dining room and doors lead to the entrance hallway, living room and conservatory.





### **DINING ROOM 10'4" apx x 13'1" apx**

Located to the front of the property with a window looking out into the front garden, this lovely dining room is open to the kitchen and has plenty of space for a good sized table and chairs. With practical wood flooring underfoot and a wall light and spotlights illuminating the room beautifully this is a perfect space for entertaining and formal dining.



### **CONSERVATORY 9'5" apx x 9'11" apx max**

Positioned off the kitchen, this traditional conservatory has dwarf brick walls to match the rest of the house, rosewood uPVC frames and a glass roof. A sliding patio door leads out to the patio and a secure uPVC door leads into the kitchen.





**STUDY / BEDROOM FIVE 10'4" x 8'4" max**

Enjoying views of the front garden from its windows, this versatile ground floor room is currently used as a study but would make a perfect ground floor bedroom or hobby room.

**INNER HALLWAY 3'4" apx x 6'11" apx max**

Being the perfect place to hang coats and store shoes with practical wood flooring continuing underfoot, this inner hallway has doors which lead to the utility room, guest WC and entrance hallway.

**GUEST WC 6'0" apx max x 3'5" apx max**

This modern guest WC is fitted with a pale lime pedestal wash basin with chrome taps and a tiled splashback accompanied with a matching low level WC. Wooden flooring runs underfoot. A high level obscure window allows natural light to enter and a sliding door leads to the inner hallway.

**UTILITY ROOM 8'11" apx max x 14'5" apx max**

This versatile room is currently used as a utility room by the current owners but has a realm of possibilities as there is space to accommodate bedroom furniture if desired and as it has easy access to bathing facilities and also an external door which leads out to the rear of the property it could be used as a separate residential space. It currently has plumbing for a washing machine. Wood flooring runs underfoot and doors lead to the shower room and inner hallway.

**SHOWER ROOM 5'8" apx max x 3'1" apx max**

Handily located just off the utility room, this downstairs shower room is fitted with a step in enclosure equipped with a thermostatic rainfall shower which is tiled with beige ceramic tiles. Carpet runs underfoot and a door leads to the utility room.

**FIRST FLOOR LANDING & LOFT 6'4" apx x 9'7" apx max**

A carpeted staircase ascends from the entrance hallway to the first floor landing which has a hatch allowing access to the loft, which is fully boarded and set up as a home office with a light, power and a ladder. Doors lead to the four first floor bedrooms and house bathroom.





### **BEDROOM ONE 11'0" apx max x 17'8" apx max**

Formerly two bedrooms, this generous master bedroom has windows to dual aspects flooding the space with natural light and has an abundance of space to accommodate freestanding items of bedroom furniture. A door slides back to reveal an ensuite shower room. A door leads to the landing.



### **ENSUITE 10'6" apx max x 3'9" apx max**

This contemporary shower room is fitted with gloss white vanity furniture with lit pelmets, incorporating cupboards for storage, a handwash basin with chrome tap and a concealed cistern WC. An illuminated mirror sits over the basin and there are grey tiles to the walls with a mosaic border. A walk in shower enclosure to one end of the room benefits from accessible touches such as a fold down seat and is equipped with a thermostatic waterfall shower. Mosaic tiles run underfoot in the shower area whilst complementary dark grey floor tiles complete rest of the room. A chrome heated towel rail and spotlights to the ceiling finish off the scheme nicely. A sliding door leads to the bedroom.





### **BEDROOM TWO 11'8" apx x 10'5" apx max**

Situated to the front of the property with large windows to dual aspects filling the room with natural light, this second double bedroom has room for freestanding bedroom furniture. Door leads to the landing.



### **BEDROOM THREE 10'1" apx x 10'5" apx max**

Again simply flooded with natural light courtesy of windows to dual aspects, this third double bedroom is spacious, neutrally decorated and could easily accommodate freestanding bedroom furniture. A door leads to the landing.





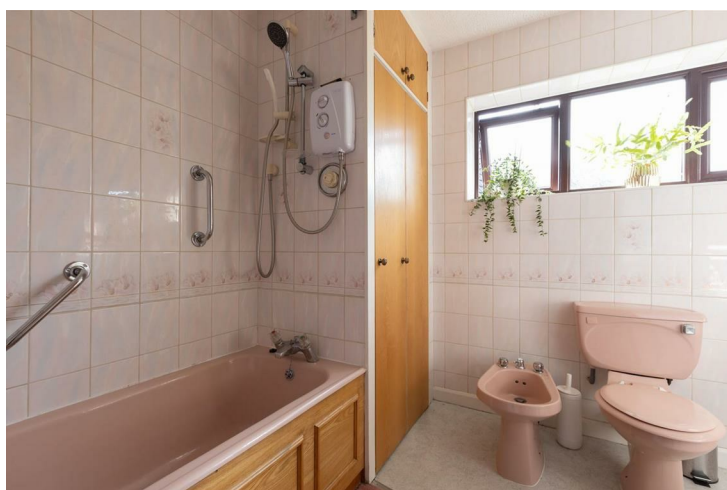
#### **BEDROOM FOUR 9'7" apx x 6'4" apx max**

This fourth bedroom is smaller but would still easily accommodate a small double bed and associated items of furniture. It has a window looking out to the rear garden and a door leads to the landing.



#### **HOUSE BATHROOM 9'6" apx x 8'6" apx max**

The house bathroom is fitted with a four piece rose pink suite comprising of a pedestal hand wash basin, low level WC, a bidet and a bath with an electric shower over. The walls are fully tiled with pink and blue marble tiles with floral inserts. Two large cupboards offer storage for towels and bathroom essentials, one of which contains the property's hot water cylinder. There is a combination of vinyl flooring and carpet underfoot. A large obscure window allows natural light to enter and a door leads to the landing.



#### **UNDER CROFT**

The under croft creates a fantastic amount of storage space, there is light and power and access is gained via secure doors in the side and rear of the house.

#### **FRONT, DRIVEWAY & PARKING**

To the front of the property sits a mature front garden which is well stocked with plants. A block paved driveway stretches down the side of the house to a detached double garage with parking in front and a lean to greenhouse to the side. The garage has an up and over door, light and power.





## GARDENS

This extensive garden really does need to be explored to be fully appreciated, next to the garage is what is affectionately known as the garage lawn which has on occasions been used to park extra vehicles. Both a path adjacent to the house and a set of steps lead down to the next level in the garden where the summer house can be found. A raised decked patio area with artificial turf sits alongside the summerhouse making the perfect place for sitting and relaxing on warm days. The path meanders down continuing through the well tended garden to the vegetable garden which also has a large garden shed for storing garden tools. A path leads around the back of the shed to a decked walkway which leads under the summer house providing a dry covered area which could easily be used as a workshop space. Adjacent to the house and accessed from the conservatory and the lounge is a lovely patio area perfect for alfresco dining, steps lead down from the garage lawn.







**SUMMER HOUSE**

This timber built summer house has two rooms and also a cloakroom WC too. It could easily be converted to be used as a holiday home and again is just oozing potential.





VIEWS





## **MATERIAL INFORMATION**

### **TENURE:**

Freehold

### **ADDITIONAL COSTS:**

There are no additional costs associated with the property, shared areas or development.

### **COUNCIL AND COUNCIL TAX BAND:**

Kirklees Band F

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

Garage & Driveway

### **RIGHTS AND RESTRICTIONS:**

Tree protection order on one of the sycamore trees in the garden.

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

There are no known structural defects to the property.

### **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### **UTILITIES:**

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100 Mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.



**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**

Paisley Properties 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**

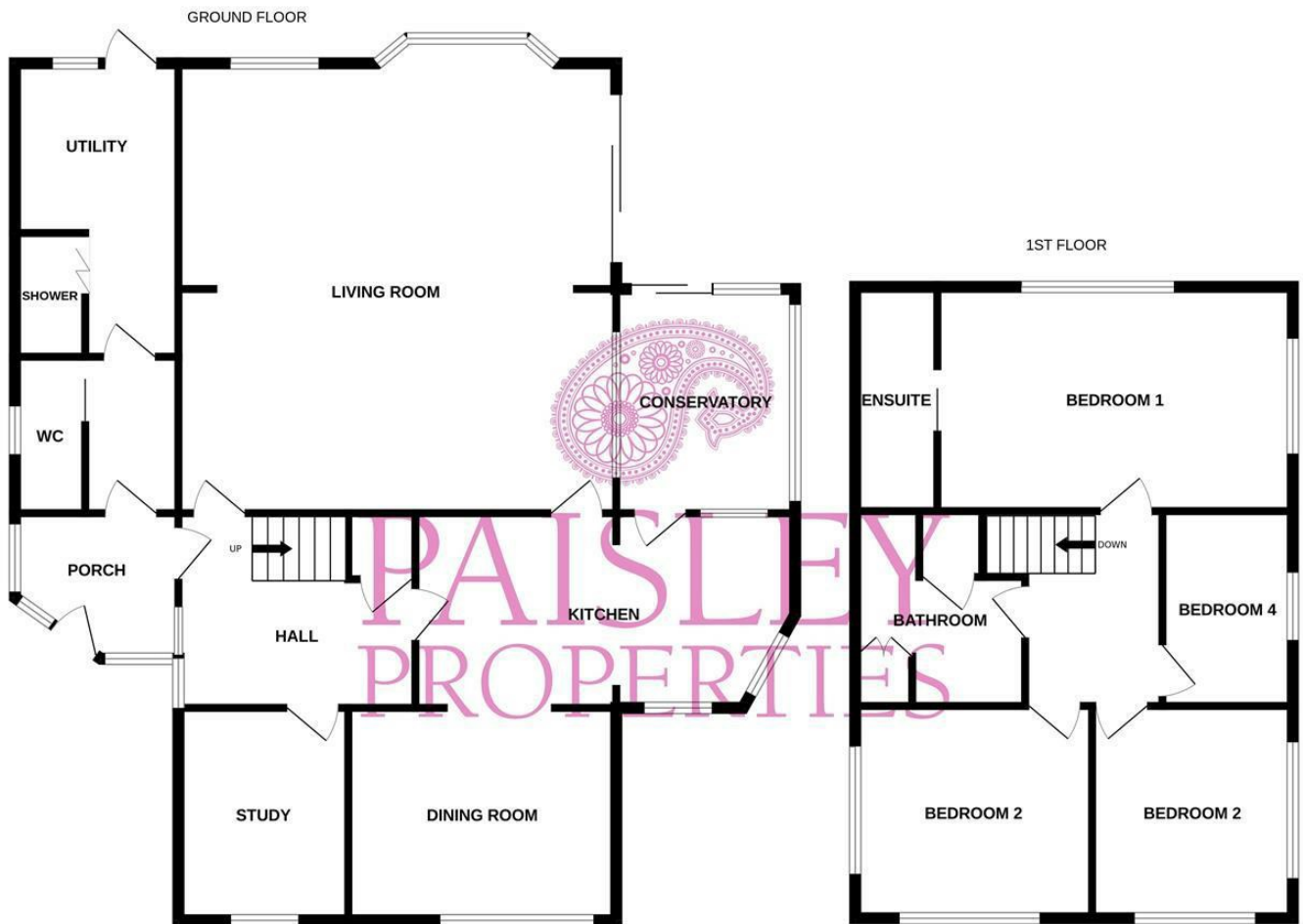
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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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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		70	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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