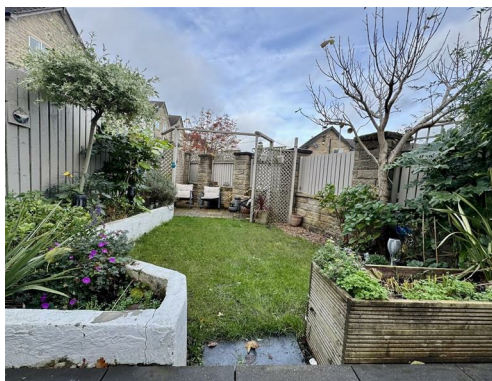


1 Bromley Bank,  
Denby Dale HD8 8QG

OFFERS AROUND  
£290,000



POSITIONED AT THE ENTRANCE TO THIS SOUGHT AFTER RESIDENTIAL DEVELOPMENT CLOSE TO TRAIN STATION AND VILLAGE AMENITIES IS THIS SUPERBLY MAINTAINED THREE STOREY END TOWNHOUSE AFFORDING VERSATILE FOUR BEDROOM FAMILY ACCOMMODATION BOASTING IMPRESSIVE DINING KITCHEN, SUN LOUNGE, LANDSCAPED ENCLOSED REAR GARDEN AND DRIVEWAY PARKING TO FRONT.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY



You enter the property through a composite door with window to side having attractive wood effect flooring underfoot with space for freestanding furniture, turned staircase to first floor, access to both the home gym, dining kitchen and door to w.c.

## CLOAKS/WC 4'6 x 2'10



A handy addition to the accommodation being furnished with a two piece white suite including a wall mounted hand wash basin, low level w.c and wood effect flooring underfoot.

### **GYM/OFFICE 11' x 8'7 ave**



A versatile space, formerly being the rear portion of the integral garage and now affording a useful multi purpose room currently utilised as a gym and home office with internal obscured glass door leading to front store room.

### **STORE ROOM 8'7 x 5'10 ave**

Formerly the front section of the garage retaining an up and over door, power, lighting and affording a good amount of storage.

### **DINING KITCHEN 16'8 x 10'11 max**



Positioned to the rear this stylish and spacious room really is the heart of the family home boasting a comprehensive range of stylish cream high gloss base and wall units with integrated double oven, four ring gas hob with extractor hood over, recessed acrylic sink unit, fitted wine fridge, ample space for dining table, recessed spotlighting to ceiling and wood effect flooring flows underfoot and into the open plan sun lounge.





### **SUN LOUNGE 9'6 x 8'6 max**



Being open plan from the dining kitchen this is a delightful additional sitting space with a most pleasant outlook over the rear garden, having fitted wood effect flooring and double doors leading directly into the garden space.

### **FIRST FLOOR LANDING**

A turned staircase ascends to the first floor landing having spindled balustrade, access to living room, bedroom three and further staircase to second floor.



## LIVING ROOM 19'2 x 16'9 max



An extremely spacious L-shaped room being well presented with neutral decor and generous space for both freestanding living and dining furniture, if required having a feature coal effect living flame gas fire set within a polished stone mantel surround and two windows to the front elevation, one being a feature bow window.





## BEDROOM TWO 16'2 x 9' max



A generously proportioned third double bedroom positioned to the rear of the property having a good amount of space for freestanding bedroom furniture and having two double glazed windows overlooking the rear garden.

## SECOND FLOOR LANDING



A turned staircase ascends to the second floor having spindled balustrade and access to three bedrooms and bathroom.



## BEDROOM ONE 13'10 x 10'



A well proportioned principal bedroom affording a good amount of space for freestanding furniture, being neutrally decorated, positioned to the front of the property and having access to en suite.

## EN SUITE SHOWER 7'7 x 4'5 max



Being furnished with a contemporary three piece white suite with matching half tiled surround comprising low level w.c, pedestal hand wash basin, tiled shower cubicle and recessed spotlights to ceiling.



### **BEDROOM THREE 10'2 x 11'5 max**



A good sized third double bedroom positioned to the rear elevation with space for freestanding furniture and window overlooking garden.

### **BEDROOM FOUR 8'6 x 6'4 max**



A fourth single bedroom currently presented as a home office/study positioned to the front of the property with loft access hatch and fitted storage cupboard.



## **FAMILY BATHROOM 8'6 x 6'2 ave**



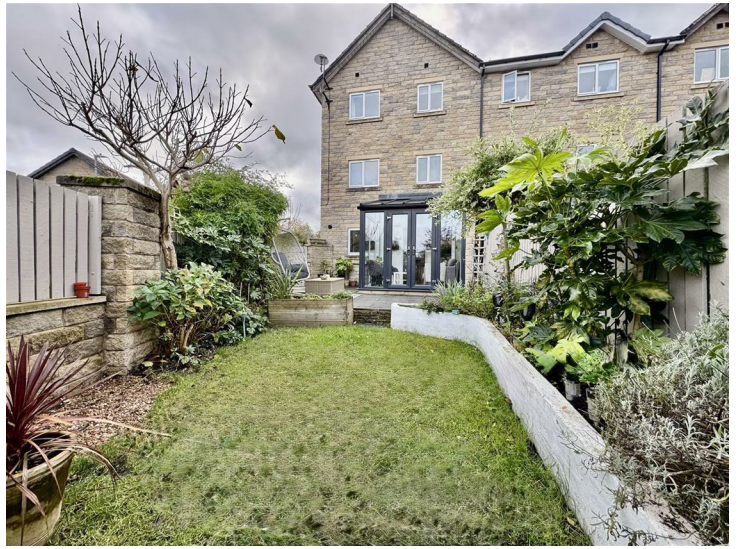
Being of a good size and furnished with a modern three piece white suite with matching half tiled surround including low level w.c, pedestal hand wash basin, panelled bath unit with shower attachment over and obscured window to rear elevation.

## **REAR GARDEN**



This generous sized fully enclosed garden has been much improved and landscaped to include attractive paved patio, lower level lawn with well stocked flower borders, further paved patio seating area to the rear affording an ideal outside entertaining space all enclosed by walled and fenced boundary with side access gate.





### **EXTERNAL FRONT AND DRIVEWAY**

To the front of the property is a good sized driveway providing off street parking with gravelled garden area to side.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band D

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property  
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 - TBC

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

## **AGENT 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.



## **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 to arrange an appointment.

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

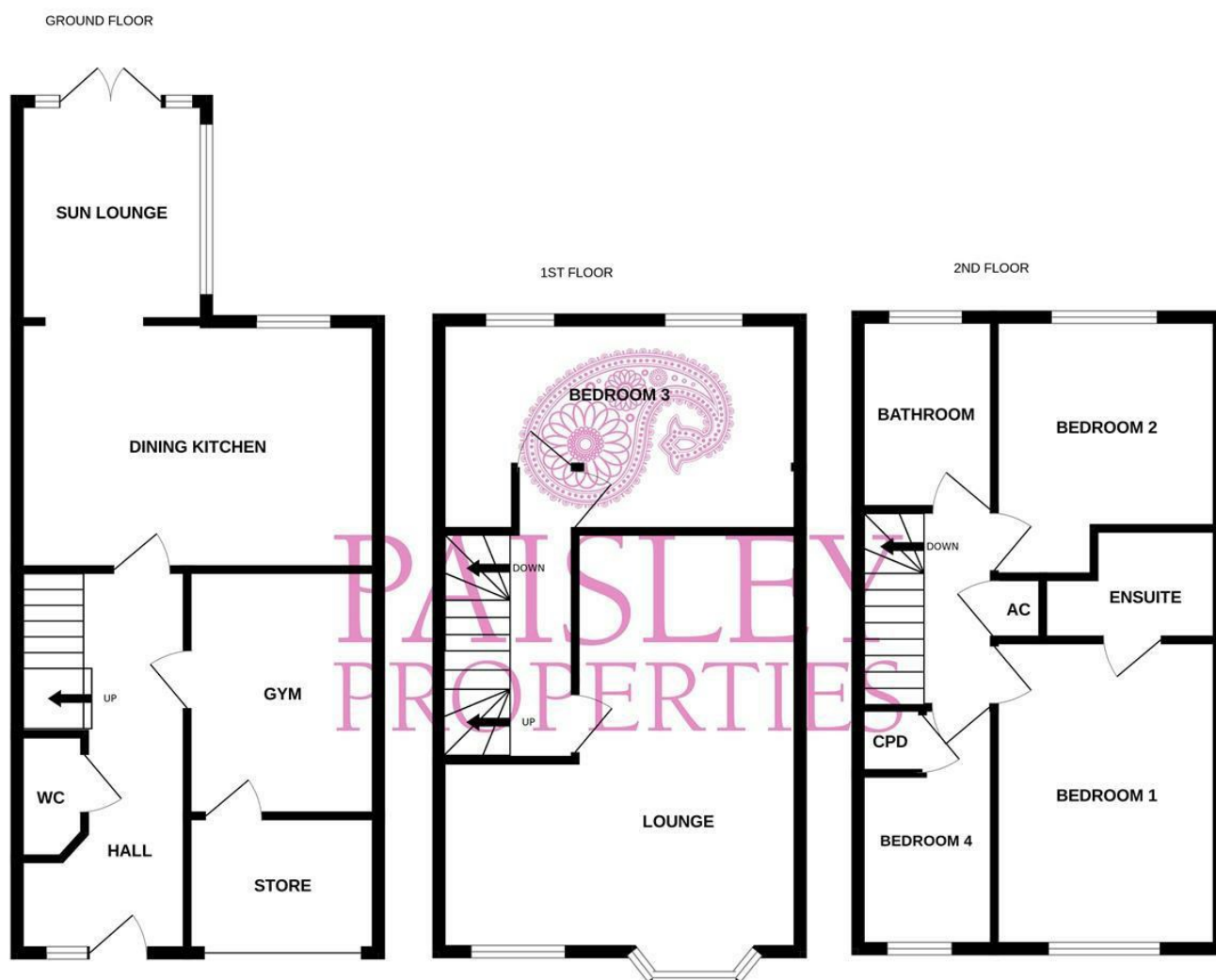
## **PAISLEY**

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.

## **SURVEY TEXT**

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 |  |                                                                                     |           |
|                                             |  | 70                                                                                  | 84        |
| England & Wales                             |  | 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                                         |         |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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**PAISLEY**  
PROPERTIES