

18 Kenyon Bank,  
Denby Dale HD8 8TF

£265,000



TASTEFULLY PRESENTED AND JUST READY TO MOVE INTO, THIS LOVELY THREE BEDROOM DETACHED PROPERTY BOASTS A PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 4'6" x 5'10" max**

You enter the property through a part glazed composite door into the entrance hallway which has a welcoming feel and a striking patterned tiled floor with space to remove and store coats and shoes on arrival. A staircase ascends to the first floor landing and a door leads to the lounge.

**LOUNGE 14'11" x 10'5" max**

Tastefully decorated and located to the front of the property with a window overlooking the street, this lovely spacious lounge has ample space for lounge furniture. A large understairs cupboard offers excellent storage for household items. Practical grey wood effect laminate flooring runs underfoot and two pendant light fittings illuminate the room beautifully. Doors lead to the entrance hallway and dining kitchen.



### **DINING KITCHEN 13'5" x 10'3" max**

Located to the rear of the property with sliding patio doors which allow access to the garden this fabulous dining kitchen is fitted with heritage green base and wall units, timber worktops and dark green tiled splashbacks with a stainless steel inset sink with mixer tap. Cooking facilities comprise of a four burner gas hob with a stainless steel canopy hood extractor fan over and an electric fan oven. Integrated appliances include an under counter fridge and a slimline dishwasher. There is space for a good sized dining table. Grey gloss marble effect tiles run underfoot and there are spotlights to the ceiling. A door leads to the lounge.



### **FIRST FLOOR LANDING 6'7" x 5'3" max**

An attractive painted timber and decorative tiled staircase ascends to the first floor landing. A hatch gives access to the loft and doors lead to the three bedrooms and family bathroom.

### **BEDROOM ONE 13'5" x 11'0" max**

Positioned to the front of the property with two windows allowing natural light to flood in and looking out over the quiet street, this fabulous double bedroom benefits from fitted sliding wardrobes to one wall and a built in cupboard too. There is ample space for freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 6'5" x 10'7" max**

This second double bedroom sits to the rear of the property with a window overlooking the garden. There is ample space to accommodate freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 6'9" x 7'9" max**

Also located towards the rear of the property and enjoying garden views from its window, this charming third bedroom is used as a study by the current owners but would easily accommodate a single bed and associated items of bedroom furniture. A door leads to the landing.



### **FAMILY BATHROOM 7'5" x 4'10" max**

This contemporary bathroom is beautifully presented and fitted with a white suite comprising of a bath with mixer tap and thermostatic shower over with a glass shower screen, a low level W.C. and a wall mounted grey gloss vanity unit with handwash basin with mixer tap and drawer underneath for storage. Glossy large white and grey marble effect tiles adorn the walls and the side of the bath and co-ordinating grey polished porcelain tiles run underfoot. Spotlights to the ceiling and a chrome heated towel rail complete the scheme. An obscure window allows natural light to enter and a door leads to the landing.



### **REAR GARDEN**

To the rear of the property sits a gorgeous private garden space which has a patio adjacent to the property perfect for al fresco dining, a lawned area and a well established planted flower bed to the end of the garden. A wooden secure gate leads out to the front of the property and there is a personnel door allowing access into the garage.



### **FRONT, PARKING & GARAGE 8'3" x 17'6" max**

To the front of the property is an open garden space with paths leading to the front door and rear garden. A detached garage with an up and over door, light, power and plumbing for a washing machine sits on the edge of the plot with a driveway leading up to it.

### **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: None

COUNCIL AND COUNCIL TAX BAND: Kirklees Band D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS: None

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 - Suggested speeds up to 1000Mbps

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**

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.

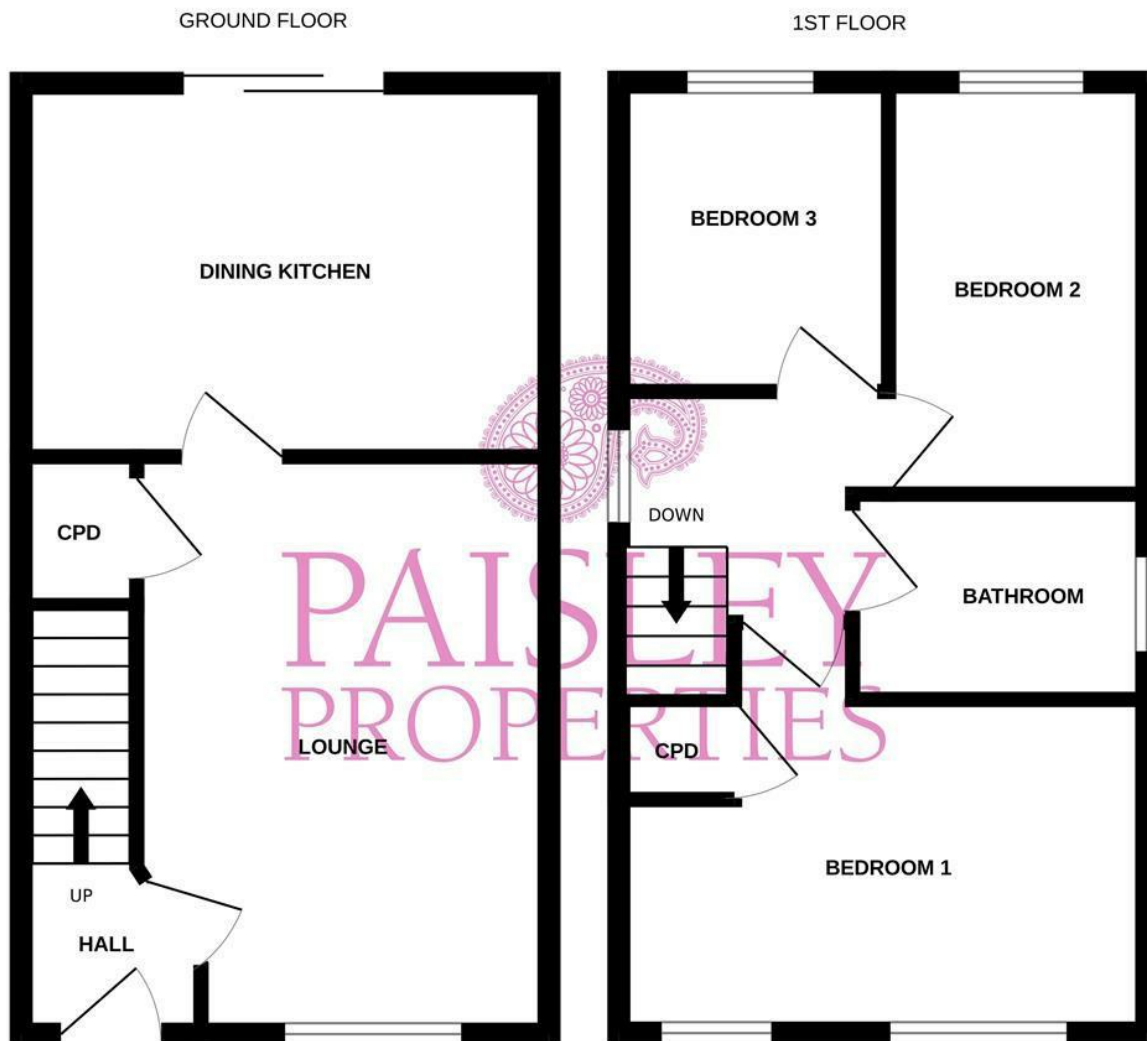
**PAISLEY MORTGAGES**

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.

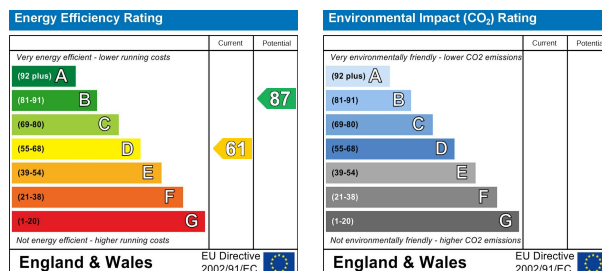
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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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