

150 Denby Lane,
Upper Denby HD8 8UN

£350,000



A RARE OPPORTUNITY HAS ARISEN TO PURCHASE THIS ARCHITECT DESIGNED,
UNIQUE TWO BEDROOM DETACHED PROPERTY ON A SUPERB PLOT WITH
OUTBUILDINGS, OFF ROAD PARKING AND GARAGING.

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: G

PAISLEY
PROPERTIES

PUBLIC NOTICE

GARDENS





OUTBUILDINGS



PORCH 5'3" apx x 3'9" apx

HALLWAY 12'3" apx x 7'3" max



LOUNGE 13'10" + bay x 12'0" max

SECOND RECEPTION ROOM 11'3" + bay x 10'7" apx

DINING KITCHEN 18'11" apx x 9'10" max



BATHROOM 9'1" apx x 7'2" apx



FIRST FLOOR LANDING

BEDROOM ONE 15'0" apx x 11'5" + space into the eaves

EN-SUITE BATHROOM 7'4" apx x 5'9" apx



BEDROOM TWO 16'11" into eaves x 12'0" max

DRESSING ROOM 10'6" apx x 3'10" apx

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 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.

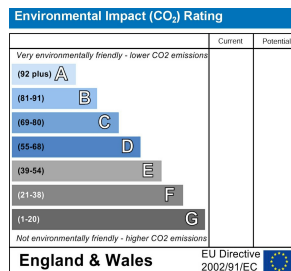
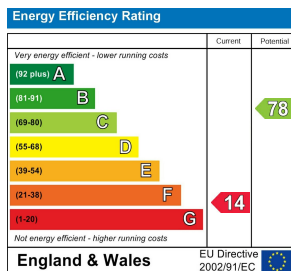
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY 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 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.



www.paisleyproperties.co.uk

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