

2/4 Falledge Lane,
Upper Denby HD8 8UW

OFFERS AROUND
£425,000



A CHARMING TWO BEDROOM DETACHED PROPERTY IN A STUNNING VILLAGE
LOCATION BURSTING WITH CHARACTER AND BENEFITING FROM A LARGE
GARDEN AND OFF ROAD PARKING.
EPC: D

PAISLEY
PROPERTIES

ENTRANCE PORCH 12'7" x 6'5"

You enter the property through a composite door into this generous entrance porch which gives a warm welcome to the home and is the ideal place to remove coats and shoes. There are two windows with lovely views over open countryside, the current owners utilise this room as a space to read and relax, having incorporated a sofa in the room.



DINING KITCHEN 16'0" x 15'11"

This beautiful cottage style kitchen is the heart of the home with plenty of space to accommodate a dining table and chairs. There is a beautiful stone fireplace with an attractive gas stove, which creates a perfectly charming focal point for the room. The kitchen is hand made in solid wood and comprises of a range of wall and base units, granite worktops, inset sink and drainer with mixer tap over. Integrated appliances include an electric oven, gas hob and extractor hood. A door leads to the pantry where there is space for a fridge. Dual aspect windows flood the room with natural light and there is a combination of carpet and hard flooring in the room. Doors lead to the living room, stairs and porch.



LOUNGE 15'10" x 15'10"

This impressive lounge is generous in size and has two front facing windows which offer a most picturesque outlook with pretty window seats. There is gas stove which sits within a striking stone surround and adds to the charm of this room. There is plenty of space for free standing furniture, carpet underfoot and wall lights. A door leads to the kitchen.



LANDING

Stairs ascend from the kitchen into this spacious landing, which splits to ways and has a window allowing natural light to fill the space. Doors lead to the two bedrooms and bathroom.

BEDROOM ONE 15'10" x 15'10"

This notable master bedroom was previously two rooms, making it very generous in size. There is an abundance of space for freestanding bedroom furniture and two front facing windows with far reaching rural views. The cottage charm continues with an attractive Victorian style fire surround and carpeted flooring completed the room. A door leads to the landing.



BEDROOM TWO 9'11" x 16'0"

This second double bedroom has a bank of fitted wardrobes with wooden doors and still has ample space for freestanding bedroom furniture. There are two front facing windows which look out over the garden and a door leads to the landing.



BATHROOM 5'6" x 7'10"

Comprising of a three piece white suite including bath with hot and cold top, pedestal hand wash basin and a low w.c. The walls are partially tiled in pretty cream tiles and a window lets in natural light. A door leads to the landing.



WORKSHOP

Accessed via an external door is the handy workshop space which currently houses the freezer and washing machine. There is plenty of space to store tools, gardening equipment or additional household items.

GARDENS AND PARKING

Being sat on a very generous plot, there are large gardens to three sides. A stone path leads through the front garden to the front door of the property, while the lawn extends to the side with a further pebble area beyond this. There is a patio and hard standing for a green house to one side and a side gate leading to a steel shed at the other. To the rear there is a further low maintenance garden and a tarmac drive way which provides off road parking for multiple vehicles.





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

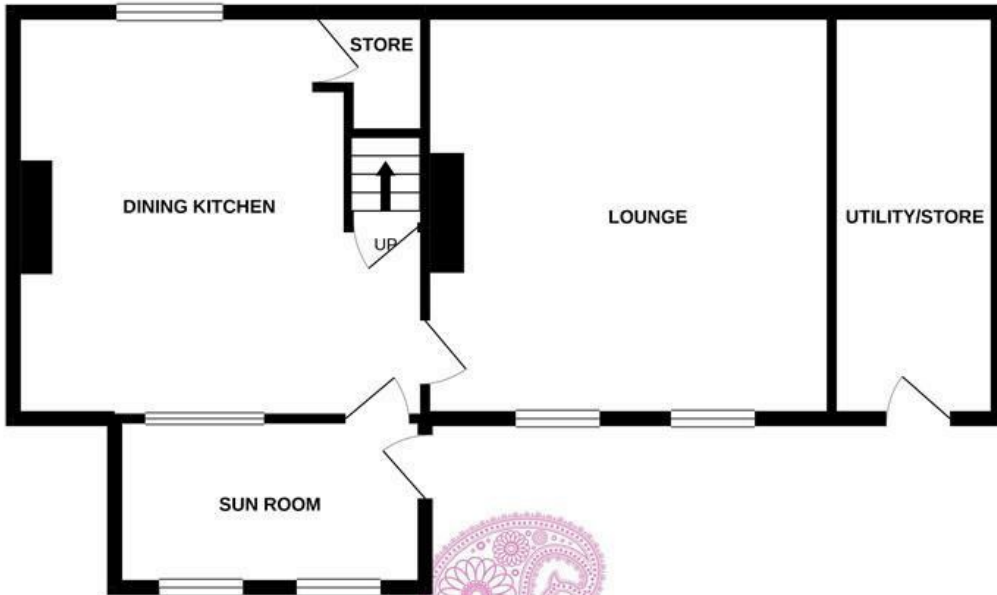
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 to arrange an appointment.

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

PAISLEY SURVEYORS

We work alongside Gareth Allen 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 office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR



1ST FLOOR



PAISLEY PROPERTIES

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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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