34 Inkerman Way,
Denby Dale HD8 8UU

OFFERS AROUND
£300,000















NO ONWARD CHAIN THIS THREE BEDROOM DETACHED PROPERTY OFFERS SPACIOUS WELL PRESENTED ACCOMMODATION AND BOASTS AN ENCLOSED REAR GARDEN, DETACHED GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a timber door into a welcoming entrance hallway with plenty of space to remove outdoor coats and shoes on arrival. Wood effect laminate floor runs underfoot. A door leads to the lounge and a carpeted staircase ascends to the first floor.

LOUNGE 14′7″ x 11′11″ (max) approx





This spacious lounge is bright and airy courtesy of the large bay window which floods the room with an abundance of natural light. There is an attractive modern fireplace with painted timber surround which creates a wonderful focal point to the room. A generous understairs cupboard with shelving sits to one corner. A central chrome light fitting and wall lights illuminate the space beautifully. A door leads to the entrance hall and an archway opens to the dining room, creating an open plan feel to the lower floor.

DINING ROOM 9'10" x 7'7" approx





Positioned to the rear of the property, the dining room has plenty of space to house a family dining table and chairs. The space is finished in neutral tones with wood effect laminate flooring and both wall lights and a contemporary ceiling light fitting. Rear facing French doors give direct access to the garden, a large archway opens to the lounge and a door leads to the kitchen.

KITCHEN 9'10" x 7'2" approx





Fitted with a range of wooden wall and base units, roll top dark grey granite effect laminate work surfaces, a combination of staiinless steel and tiled splash backs and a single bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise a freestanding double oven with four ring ceramic hob with stainless steel extractor fan over. There is space for a tall fridge freezer and plumbing for a washing machine. Dark grey ceramic tiles run underfoot whilst recessed spot lights and neutral décor complete the room. A part glazed uPVC door gives access to the rear of the property.

FIRST FLOOR LANDING



A carpeted staircase ascends from the entrance hall to the first floor landing which is light and airy courtesy of a side facing window. A hatch allows access to the loft and there is a large built in cupboard for household items. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 12'8" x 7'11" approx





Positioned to the front of the property is this good sized master bedroom which benefits from fitted wardrobes and has a front facing window overlooking the quiet street. There is ample space for free standing bedroom furniture and a door leads to the landing.

BEDROOM TWO 10′0″ x 8′1″ approx




This second neutrally decorated double bedroom is positioned to the rear of the property and enjoys views over the lovely rear garden and beyond from its window. A door leads to the landing.

BEDROOM THREE 9′4″ (max) x 6′11″ approx




This charming single room can be found to the front of the property with a window overlooking the street and a useful fitted wardrobe. It could make a perfect home office, dressing room or child's bedroom. A door leads to the landing.

HOUSE BATHROOM 6'9" x 5'11" approx




Fitted with a white three piece suite which includes a P shaped bath with thermostatic shower over, wall mounted wash basin with mixer tap and a low level WC. The room is fully tiled with decorative beige wall tiles with a mosaic border. There are spot lights to the ceiling and wood effect ceramic tiles to the floor. A rear facing obscure glazed window makes the room feel bright and a door leads to the landing.

REAR GARDEN





To the rear of the property is the lovely enclosed garden which features well established hedges, timber fencing, mature trees and shrubs and large lawned area. There is a good sized timber deck which cleverly uses the area behind the garage to provide additional seating, to complement the patio area adjacent to the property.

FRONT, GARAGE & PARKING 9'6" apx x 20'8" max into alcove





To the front of the property is a curved block paved driveway providing ample space for parking and leading to the single detached garage which has an up and over door, a side facing window, light and power and a stainless steel sink and cupboards to one wall.

AGENTS NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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 to arrange an appointment.

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

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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage & Driveway

RIGHTS AND RESTRICTIONS:

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.

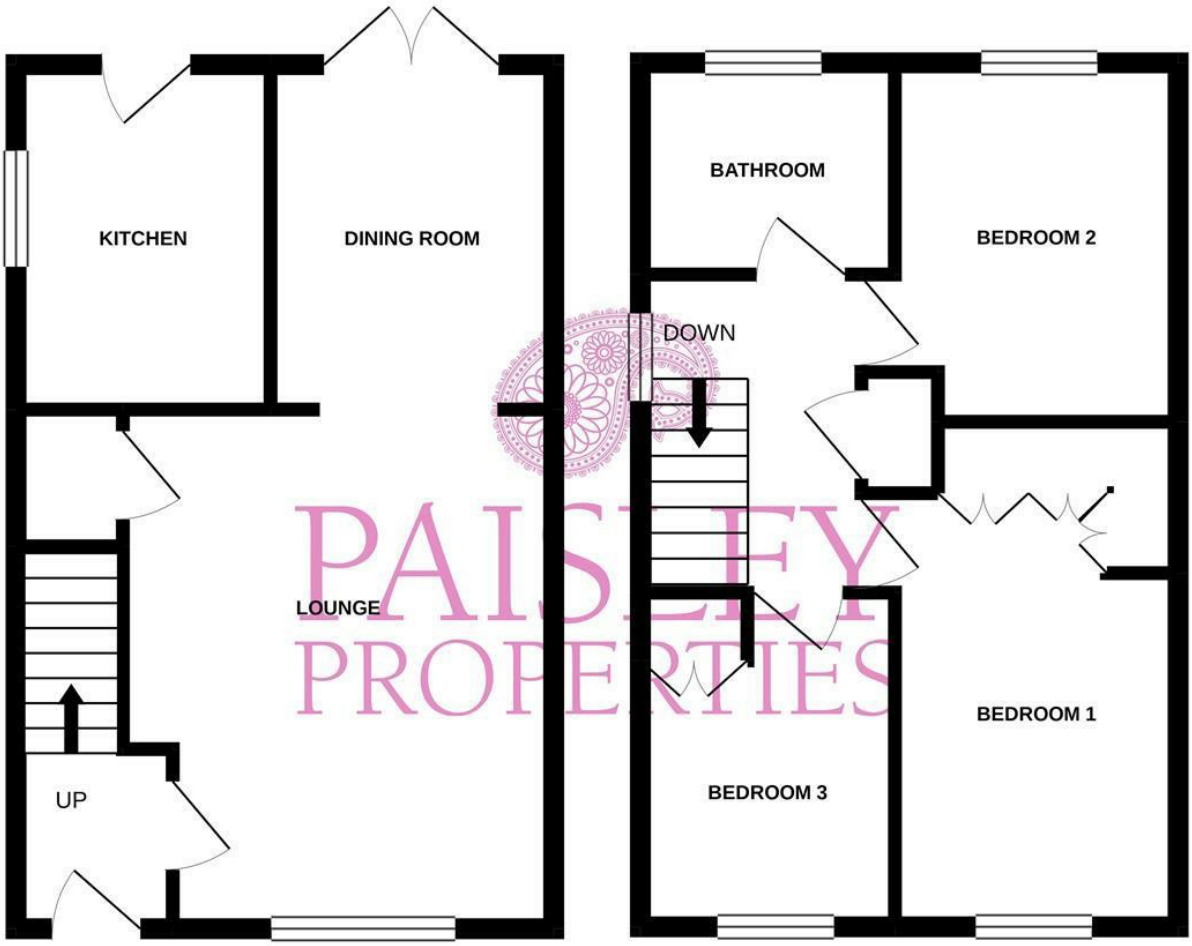
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 362Mbps download and 36 Mbps upload.

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

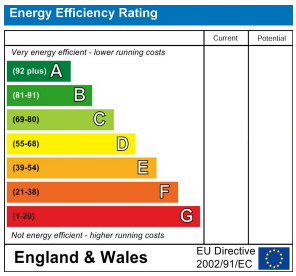
GROUND FLOOR

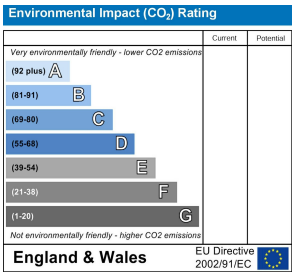
1ST FLOOR



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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