



## 370b & adjoining plot (370a) Wakefield Road

Denby Dale, Huddersfield, HD8 8RX

A UNIQUE & EXCITING OPPORTUNITY TO PURCHASE A HABITABLE DETACHED BUNGALOW WITH ADJOINING PLOT - A two bedroom detached bungalow (370b) and adjoining plot (370a) which was formerly also a two bedroom bungalow prior to being recently demolished. (Please note the property and plot are on separate titles but are being sold together). The plot (370a) has previously had planning permission (2021/62/93327/E) to create a much larger detached family home. Located in the heart of Denby Dale village, with easy access to local amenities, shops, cafes and schools. Also within walking distance of public transport links with the railway having direct lines to Huddersfield, Barnsley, Meadowhall and Sheffield. Also well located for access to the M1 motorway. This exciting opportunity offers a wide variety of uses e.g. a bungalow with large gardens or subject to planning permission the site could be developed. The existing bungalow has been rented out until recently achieving £775 PCM. NO CHAIN.

Offers Over £150,000

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Denby Dale, Huddersfield, HD8 8RX



- TWO DOUBLE BEDROOM DETACHED BUNGALOW & ADJOINING PLOT
- AN EXCITING OPPORTUNITY WITH ENDLESS OPTIONS
- LOCATED IN THE HEART OF DENBY DALE VILLAGE
- WITHIN WALKING DISTANCE OF ALL LOCAL AMENITIES INCLUDING PUBLIC TRANSPORT LINKS
- EXCELLENT POSITION FOR ACCESS TO THE MOTORWAYS
- GARDENS TO THE FRONT & REAR

## 370b Wakefield Road

Entrance

Dining Kitchen

Lounge

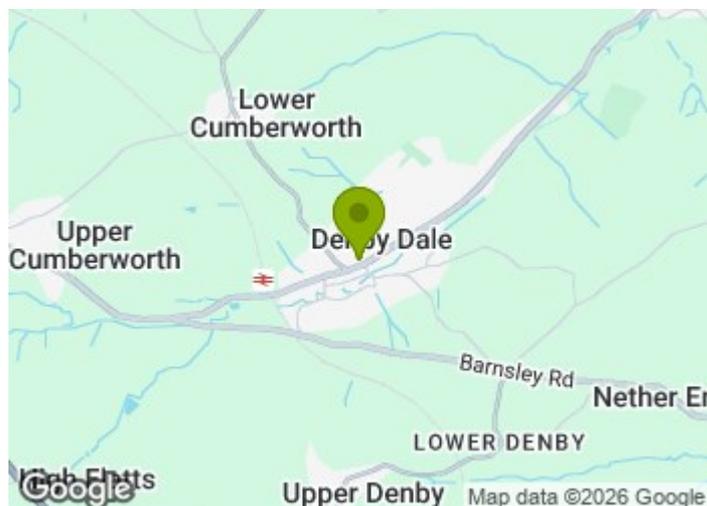
Bathroom

Bedroom One

Bedroom Two

Gardens

## 370a Wakefield Road



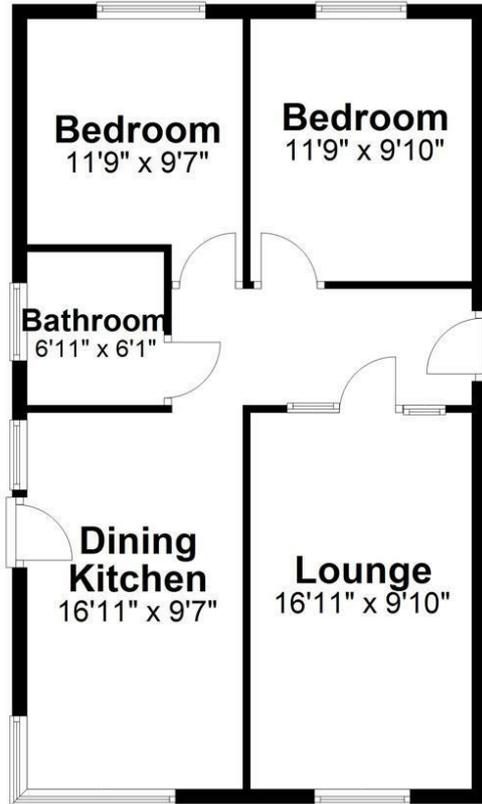
Directions



# Floor Plan

## Ground Floor

Approx. 685.0 sq. feet



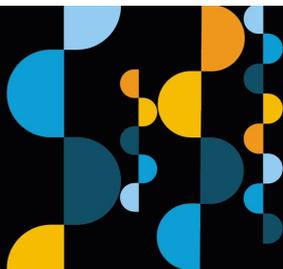
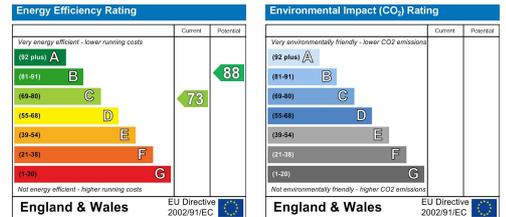
Total area: approx. 685.0 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors

Plan produced using PlanUp.

**370b Wakefield Road , Denby Dale, Huddersfield**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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