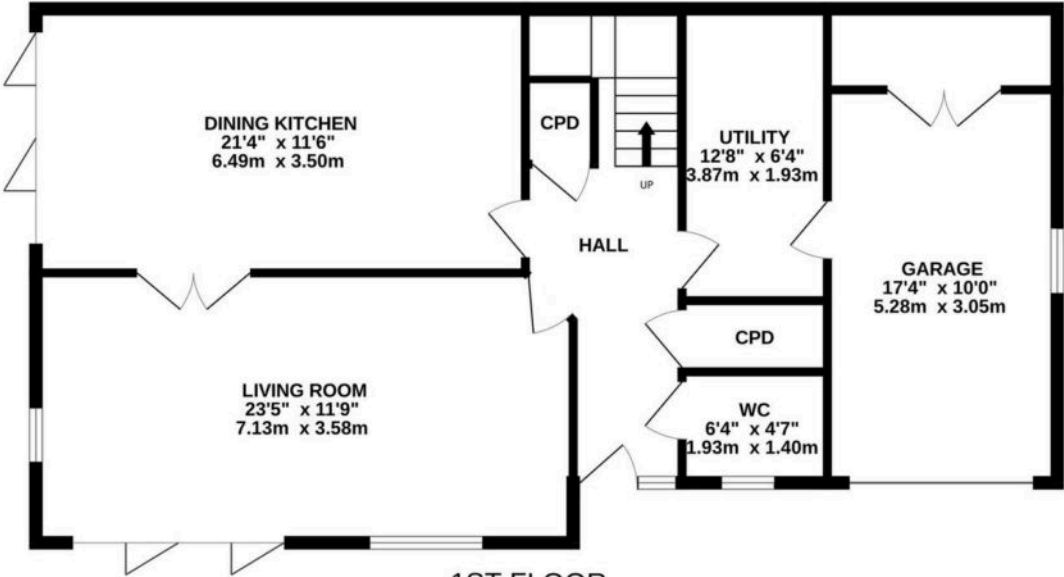




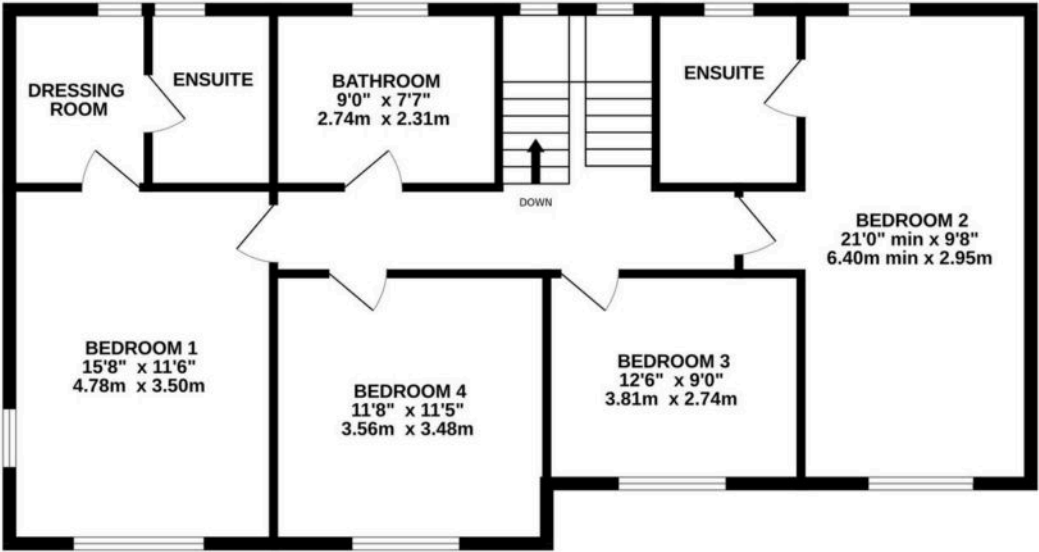
46 Dearneside Road, Denby Dale
Huddersfield

Offers in Region of **£600,000**

GROUND FLOOR



1ST FLOOR



DEARNESIDE ROAD

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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A brand new stone built detached family home with a stylish, tastefully appointed and well planned interior, ideal for modern family living and occupying central village location in walking distance of local shops and ideal for commuting, being accessible for the M1. The property has a generous specification including floor coverings throughout, under floor heating to the ground floor and both en suite bedrooms, ten year BuildZone warranty, pvcu double glazing and briefly comprising to the ground floor, entrance hall, cloak room, downstairs WC, living room with bi fold doors, fitted kitchen diner with bi fold doors and range of handle less soft closing base and wall units complimented by quartz work tops and a host of integrated appliances, separate utility room with courtesy door to the garage. A timber and glass panelled staircase rises to the first floor with master bedroom having a dressing room and en suite, large guest double bedroom with en suite, two further double bedrooms and house bathroom. A down ladder from the landing leads to a large loft with power, light and significant boarded section, there are low maintenance gardens, stone flagged patios and further area to one side which could be cultivated to provide additional garden if required. A tarmac driveway provides off road parking with an electric roller door providing access to single garage.



Ground Floor

Entrance Hall

With composite and sealed unit double glazed door with adjacent sealed unit double glazed window providing natural light, there is a tiled floor with under floor heating, inset led down lighters and at the far end of the hallway a timber and glass panelled return staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following.

Cloak Room

6' 4" x 5' 9" (1.93m x 1.75m)

With tiled floor and inset led down lighters.

Downstairs WC

6' 4" x 4' 7" (1.93m x 1.40m)

With a pvcu double glazed window, inset led down lighters, tiled floor with under floor heating and fitted with suite comprising wall hung hand wash basin with chrome monobloc tap and low flush WC.

Living Room

23' 5" x 11' 9" (7.14m x 3.58m)

As the dimensions indicate this is a generously proportioned reception room with lots of natural light from pvcu double glazed windows to two elevations together with three section bi fold doors, there are numerous inset led down lighters, fitted carpet with under floor heating, there is a pleasant aspect and to one side twin timber and glazed doors give access to a breakfast kitchen/dining room.



Breakfast Kitchen/Dining Room

21' 4" x 11' 6" (6.50m x 3.51m)

This can be accessed from either the entrance hall or living room with three section bi fold doors opening onto a stone flagged patio to the side of the property, there are numerous inset led down lighters, tiled flooring with under floor heating and fitted with a navy blue and contrasting dove grey handle less soft closing base and wall cupboards, drawers, pan drawers, these are complimented by contrasting overlying quartz worktops with matching splash backs, there is concealed lighting beneath the wall cupboards, an inset 1 1/2 bowl sink with brush stainless steel mixer tap, four ring induction hob with extractor hood over, twin electric fan assisted ovens, integrated fridge, integrated freezer, integrated dishwasher and integrated wine cooler.

Utility Room

12' 8" x 6' 4" (3.86m x 1.93m)

This has a tiled floor with under floor heating, courtesy door to the garage, inset led down lighters, extractor fan and fitted with a range of grey handle less base and wall cupboards, these are complimented by contrasting overlying timber effect worktops with matching splash backs, there is an inset single drainer sink with brushed stainless steel mixer tap and under counter space for washing machine and tumble dryer.





First Floor Landing

With five drop light fitting above the stairs where there are also two tall pvcu double glazed windows, the main landing has two central heating radiators, fitted carpet, inset led down lighters and a fold down timber ladder giving access to a large loft space which has been part boarded. The boarded section measures 23'4" x 8' and has both light and power. From the landing access can be gained to the following rooms..-

Bedroom One

15' 8" x 11' 6" (4.78m x 3.51m)

A double room with dual aspect pvcu double glazed windows providing plenty of natural and enjoying a pleasant aspect. There are inset led down lighters, two central heating radiators and fitted carpet. At one end of the bedroom, a door opens into a dressing room.

Dressing Room

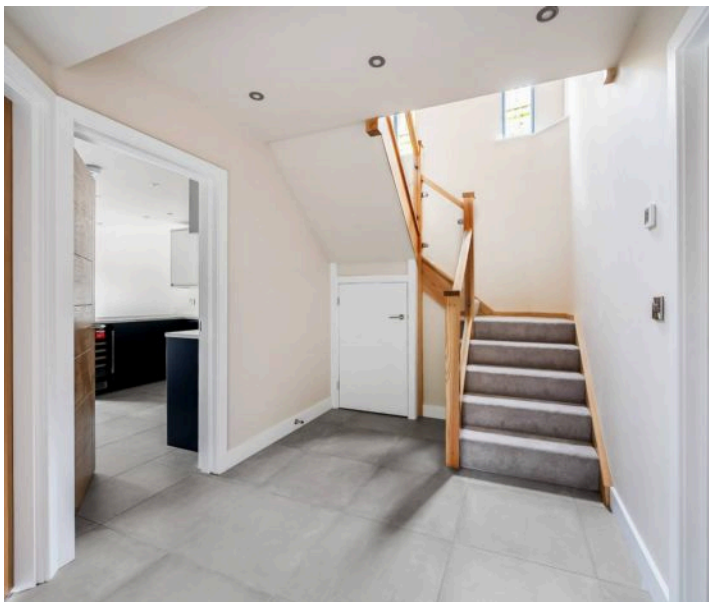
7' 8" x 6' 0" (2.34m x 1.83m)

With pvcu double glazed window, fitted carpet, central heating radiator and inset led down lighters, to one side a door gives access to an en suite shower room.

En Suite Shower Room

7' 8" x 5' 5" (2.34m x 1.65m)

With inset led down lighters, extractor fan, pvcu double glazed window, floor to ceiling tiled walls, tiled floor with under floor heating and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush WC and large tiled shower cubicle with sliding glass door and chrome shower fitting with fixed shower rose and separate hand spray.



Bedroom Two

21' 9" x 9' 8" (6.63m x 2.95m)

Another generously proportioned room which has pvcu double glazed windows to both front and rear elevations, there are inset led down lighters, two central heating radiators and fitted carpet, to one side a door gives access to an en suite shower room.

En Suite Shower Room

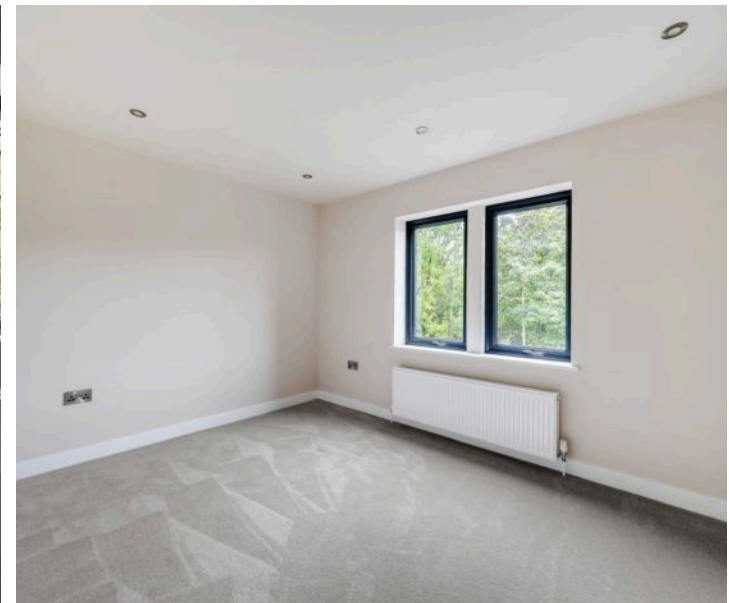
6' 3" x 7' 7" (1.91m x 2.31m)

With inset led down lighters, extractor fan, pvcu double glazed window, floor to ceiling tiled walls, tiled floor with under floor heating, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush WC and tiled shower cubicle with sliding glass door with chrome shower fitting incorporating fixed shower head and separate hand spray.

Bedroom Three

12' 6" x 9' 0" (3.81m x 2.74m)

A double room with a pvcu double glazed window enjoying a pleasant aspect, there are inset led down lighters, central heating radiator and fitted carpet.





Bedroom Four

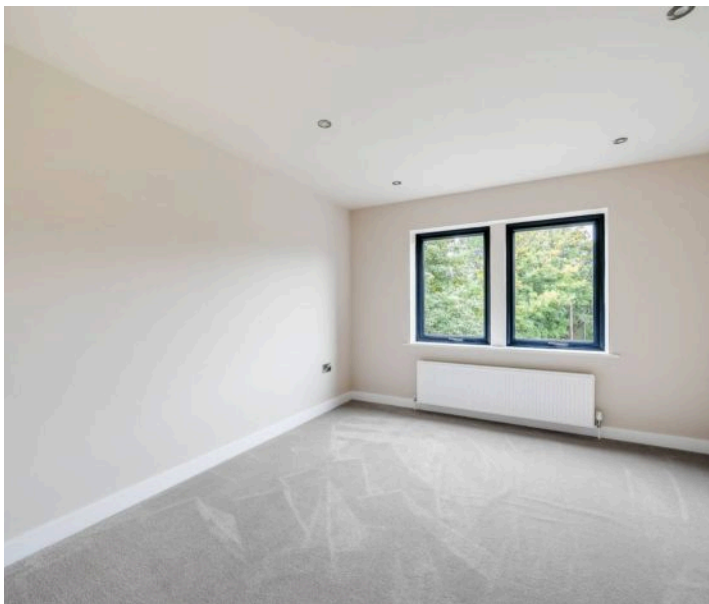
11' 5" x 11' 8" (3.48m x 3.56m)

A double room situated adjacent to bedroom three and enjoying a similar aspect through pvcu double glazed windows, there are inset led down lighters, central heating radiator and fitted carpet.

Bathroom

9' 0" x 7' 7" (2.74m x 2.31m)

With inset led down lighters, pvcu double glazed window, extractor fan, half tiled walls which are floor to ceiling in sections, tiled floor with under floor heating, chrome ladder style heated towel rail and fitted with a four piece suite comprising panelled bath with chrome mixer tap, wall hung hand wash basin, low flush WC and corner shower cubicle with chrome shower fitting incorporating fixed shower head and separate hand spray.

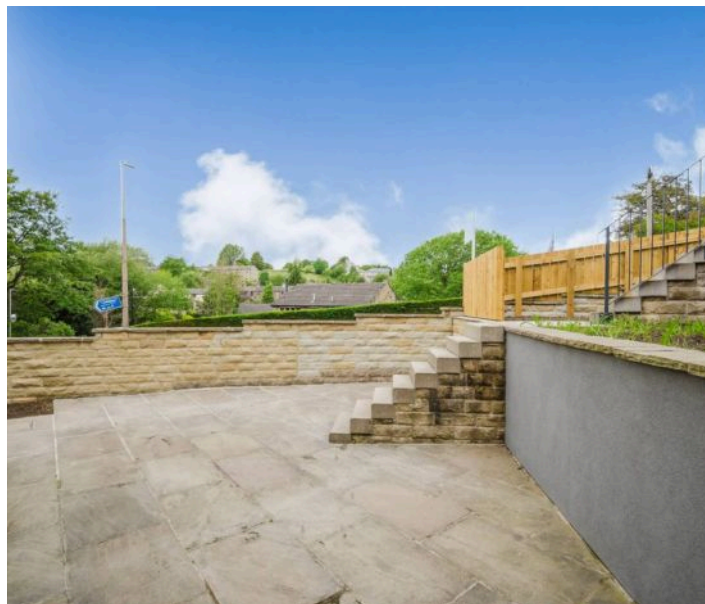


GARDEN

To the front of the property there is a flagged pathway running across the front of the house and this widens to the left hand side to form patio area together with bed for planting, this can also be accessed from the bi fold doors in the kitchen. From here a short flight of steps rises to a mid level steps rises to a mid level where once again there are beds for planting. A further flight of steps with steel balustrade rises to the upper level where there is a flagged pathway, grassed area with planted trees .The flagged pathway then continues across the rear where there is a sloping grassed area once again having planted trees, there is also external lighting and flagged pathway leads to the far side of the property where there are steps leading down to the driveway and adjacent to the steps there is a large flagged patio/ sun terrace which is boarded by mature trees which allow privacy.

Garage

To the front of the property a tarmac driveway provides off road parking and in turn leads to an integral garage. Garage is 17'4" x 10' with roller door, courtesy door, wall mounted Worcester gas fired central heating boiler, there are two ceiling strip lights, power points, tiled floor and at the far end of the garage there are twin timber panelled doors which lead to a useful storage cupboard. Storage Cupboard is 10'2" x 3'6" This has a flagged floor and houses the hot water storage cylinder.





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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