



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Wood Nook, Denby Dale, Huddersfield, HD8 8RR

£585,000

🛏️ 4 🚿 3 🚗 1



- DETACHED CHARACTER HOME
- WEALTH OF CHARM & CHARACTER
- UTILITY ROOM
- EN SUITE TO BEDROOM 1
- GARDENS TO 2 ELEVATIONS
- 4 BEDROOMS
- LARGE CONTEMPORARY OPEN PLAN KITCHEN
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- GARAGE & OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLING & M1 MOTORWAY NETWORK

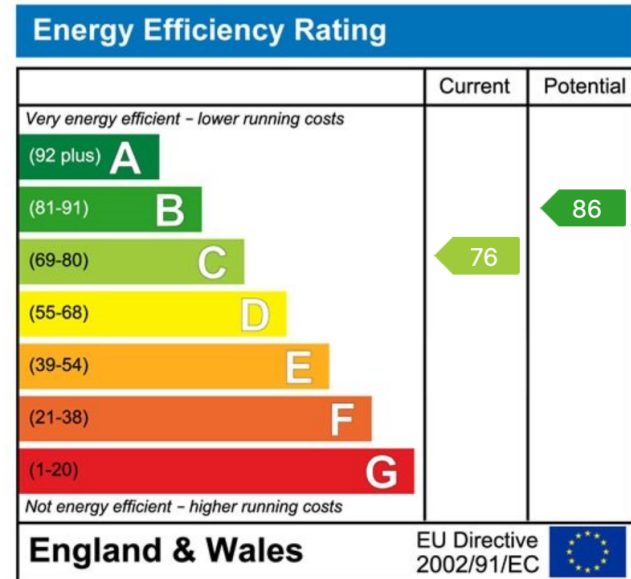


***** OPEN DAY VIEWING ON SATURDAY 31st AUGUST ANYTIME BETWEEN 12PM – 2PM *****

SIMPLY OUTSTANDING ... NESTLED IN THE HEART OF DENBY DALE VILLAGE IS THIS TRULY UNIQUE AND BEAUTIFULLY APPOINTED, FOUR BEDROOM, CHARACTER HOME, LOVINGLY RESTORED OVER RECENT MONTHS. THE PROPERTY FEATURES A WEALTH OF CHARM AND CHARACTER INCLUDING EXPOSED BEAMS, FEATURE FIREPLACES, VAULTED CEILINGS, OPEN PLAN KITCHEN AND EN SUITE TO BEDROOM ONE. SITUATED IN A LARGE CORNER PLOT WITH GARDENS TO TWO ELEVATIONS, AMPLE OFF STREET PARKING AND AN ATTACHED SINGLE GARAGE. THE PROPERTY IS IDEALLY SUITED TO THE FAMILY PURCHASER, BEING WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS AND EASILY ACCESSIBLE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with floorplan.co.uk



**INNOVATIVE
PROPERTY
EXPERTS**

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT