



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Miller Hill, Denby Dale, Huddersfield, HD8 8RG

Offers Over £300,000

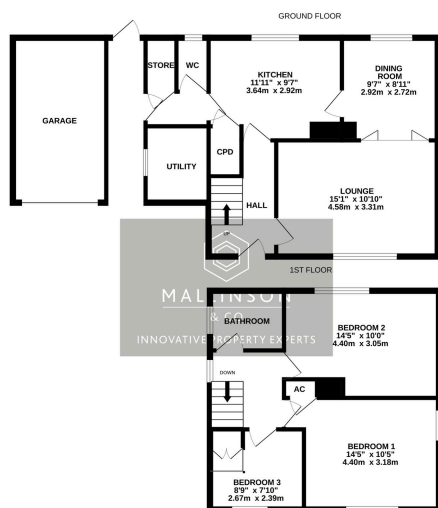
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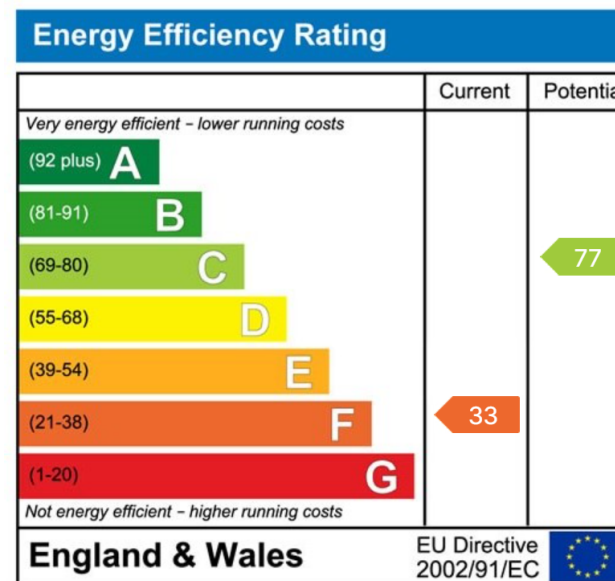
- DETACHED
- 3 BEDROOMS
- LARGE GARDENS TO 3 SIDES
- DETACHED GARAGE & DRIVEWAY
- PANORAMIC VIEWS
- WITHIN WALKING DISTANCE OF DENBY DALE CENTRE
- FULL MODERNISATION PROGRAMME IS REQUIRED
- OFFERS OUTSTANDING DEVELOPMENT POTENTIAL
- NO UPPER VENDOR CHAIN
- EASY ACCESS TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



ARE YOU IN THE MARKET FOR A PROJECT? ... OCCUPYING AN OUTSTANDING PLOT, THIS THREE BEDROOM DETACHED PROPERTY OFFERS A WEALTH OF DEVELOPMENT POTENTIAL TO EXTEND AND CREATE A SUPERB HOME. THE PROPERTY CURRENTLY FEATURES TWO RECEPTION ROOMS, HAS GARDENS TO THREE ELEVATIONS, DETACHED GARAGE OFF STREET PARKING AND BOASTS PANORAMIC VIEWS OVER THE SURROUNDING AREA. LOCATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, HIGHLY REGARDED SCHOOLS, TRANSPORT LINKS AND IS WITHIN WALKING DISTANCE OF THE DUNKIRK PUBLIC HOUSE. OFFERED TO THE MARKET WITH IMMEDIATE VACANT POSSESSION AND NO UPPER VENDOR CHAIN.



TOTAL FLOOR AREA: 969sq.ft. (90.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Hoxpax 10/2021



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