



Revel Garth, Denby Dale Huddersfield HD8 8TG

welcome to

Revel Garth, Denby Dale Huddersfield

£375,000-£400,000 Attractively presented CUL DE SAC position DETACHED TRUE BUNGALOW located on this select development within the popular village of DENBY DALE and affording THREE bedroom accommodation with GARDENS and GARAGE!!

Summary

Located on this select cul de sac development within the ever popular village of Denby Dale is the modern detached true bungalow. Set adjacent to open fields with a delightful outlook the property boasts well presented three bedroom accommodation briefly comprising: entrance hall, living room open plan to dining room, inner lobby, aforementioned three bedrooms, kitchen and conservatory. Externally the property is enhanced by fabulous gardens and also a sizeable garage. The property sits within reach of local village amenities and has ease of access to major commuting routes for surrounding commercial centres.

Accommodation

Entrance Hall

There is a vinyl floor covering, radiator, double glazed windows to two aspects, coving to ceiling and a glazed door leads to:

Living Room

18' 6" x 11' 4" (5.64m x 3.45m)

A sizeable room with the focal point being the electric coal effect fire set to feature fireplace. There are various wall light points, a decorative dado rail and coving to ceiling and the room opens into the:

Dining Room

19' 3" x 8' 2" (5.87m x 2.49m)

Affording a good amount of space for freestanding dining furniture the room has coving to ceiling, dado rail, radiator and is double glazed to two aspects.

Bedroom Two

14' 8" max x 8' max (4.47m max x 2.44m max)

This double room is located to the front of the property and has a decorative dado rail, coving to

ceiling, radiator and double glazed window to front aspect.

En Suite

White low flush w/c and wall mounted hand washbasin along with tiled shower cubicle, complementary tiled surrounds, a chrome effect heated rail ladder and double glazed obscure window.

Inner Lobby

There is an airing cupboard along with a cupboard housing the central heating boiler.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

This sizeable double bedroom has coving to ceiling, decorative dado rail, radiator and is double glazed to rear aspect.

Bedroom Three

9' x 7' 10" max (2.74m x 2.39m max)

The third and final bedroom has the added benefit of fitted wardrobes, coving to ceiling, dado rail, a laminate floor covering and double glazed window to side aspect.

Bathroom

A neutral coloured suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower unit and screen. The room has tiled walls, a radiator, vinyl floor covering and double glazed obscure window.

Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)

Fitted with an attractive range of wall and base units incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the electric





hob with extractor and electric oven whilst there is plumbing for a washing machine and dishwasher. There are complementary tiled surrounds and floor covering and downlighters. A patio door leads to the:

Conservatory

10' 1" x 10' (3.07m x 3.05m)

Overlooking the rear garden and providing versatility in its usage, currently a dining area. There are French style doors leading out into the garden.

External

To the front of the property the driveway leads to the sizeable garage that has power and lighting. There is paving to the side of the property whilst to the rear and sat adjacent to open fields there are predominantly lawned areas, patio and an array of plants and shrubs. There are also vegetable beds. The garden does boast a good degree of privacy.



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welcome to

Revel Garth, Denby Dale Huddersfield

- Detached True Bungalow
- Attractive Gardens
- Three Bedrooms One Having En Suite Facilities
- Sizeable Garage
- Cul De Sac Position

Tenure: Freehold EPC Rating: D

£360,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road which leads to Holmfirth Road. At the New Mill crossroads bear left on to the A635 in the direction of Barnsley and continue forward. At the staggered junction continue forward on the A635 and then continue forward on to the A636 towards Wakefield and Denby Dale. As you come in to Denby Dale turn right on to Miller Hill and right on to Revel Garth where the property can be found on the left hand side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HMF107274 - 0015

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