



**The Byre, Springhouses Dearnside Road, Denby Dale
Huddersfield HD8 8TR**

welcome to

The Byre, Springhouses Dearneside Road, Denby Dale Huddersfield

DETACHED RESIDENCE LOCATED IN THE SOUGHT AFTER VILLAGE OF DENBY DALE BOASTING CHARACTER IN ABUNDANCE WITHIN THE FOUR BEDROOM HOME. EXTERNALLY HAVING GARDEN, AND GARAGE.

Summary

Centrally located in the popular village of Denby Dale yet set away from the main thoroughfare "The Byre" affords sizeable and characterful four bedroom accommodation requiring an internal inspection to be fully appreciated. Briefly comprising entrance vestibule, two reception rooms, breakfast kitchen, cloaks/w.c, utility, aforementioned first floor bedrooms and house bathroom. The property is further enhanced by delightful gardens and off street parking plus access to a garage. With local amenities and well regarded schooling close at hand there is also ease of access to major arterial routes along with the village railway station.

Accommodation Entrance Vestibule

There is a tiled floor covering and storage cupboard along with access to:

Cloaks/W.C

Fitted with a white suite comprising of low flush w/c and hand washbasin with tiled surrounds and floor covering, central heating radiator and double glazed obscure window.

Breakfast Kitchen

16' 7" x 11' 1" (5.05m x 3.38m)

Attractively presented in a farmhouse style with a range of wall and base units with butchers block effect worksurfaces incorporating a pot Belfast style sink unit with mixer tap. There is an Aga along with a separate cooker point, integral fridge and dishwasher whilst the room has a slate floor covering, beams to ceiling, radiator and is double glazed to three aspects.

Utility

A further range of wall and base units with roll edge

worksurfaces, pot sink and drainer and mixer tap, plumbing for washing machine, tiled surrounds and floor covering.

Dining Room

16' 10" x 12' 9" (5.13m x 3.89m)

A generously proportioned room with ample space for freestanding dining furniture. The room has a continuation of the slate floor covering, there are various wall light points and a wealth of character provided by the exposed stonework, beams and period style radiator. The room has leaded style doors leading to the front garden with glazed side panels.

Living Room

16' 7" x 10' 10" (5.05m x 3.30m)

Perfect for relaxing with the focal point of the room being the wood burner set to raised hearth. Again there are beams to ceiling, various wall light points, a timber floor covering, radiator and double glazed leaded style windows to two aspects.

First Floor Bedroom One

14' 7" to robe x 11' 5" (4.45m to robe x 3.48m)

A fabulous double room with a bank of wardrobes, timber floor covering and exposed timbers, radiator and double glazed leaded style window to rear aspect.

Bedroom Two

10' 10" x 8' 2" (3.30m x 2.49m)

The second double bedroom has a beam to ceiling, radiator and is double glazed to side aspect.

Bedroom Three

8' 2" x 8' 1" (2.49m x 2.46m)

This room once more has character with the





exposed beam, a radiator and double glazed window to side aspect.

Bedroom Four/Home Office

6' 7" x 6' 5" (2.01m x 1.96m)

This room could be utilised as a single bedroom or study room and has a radiator and velux style roof window.

House Bathroom

12' 8" x 6' 10" (3.86m x 2.08m)

Fitted with an attractive white suite comprising of low flush w/c, pedestal hand washbasin and double ended roll top bath. There is also a tiled quadrant shower cubicle, timber floor covering, period style heated rail and double glazed obscure window.

External

There is a gated entrance leading into the garden that has well established plants and shrubs and offers a good degree of privacy. There is an additional side patio and off street parking for two vehicles along with access into aforementioned garage.



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welcome to

**The Byre, Springhouses Dearneside Road,
Denby Dale Huddersfield**

- Detached Character Residence
- Four Bedroom Accommodation
- Attractive Gardens
- Garage/Parking
- Utility Room

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000

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. Once in the village turn right onto Norman Rd and left onto Dearneside Rd where the property can be found on the right hand side on entry to



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF108127 - 0007

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