



**Wakefield Road, Denby Dale Huddersfield HD8 8SZ**

**welcome to**

## **Wakefield Road, Denby Dale Huddersfield**

IMMACULATLY PRESENTED END TERRACED COTTAGE AFFORDING DECEPTIVELY SPACIOUS TWO BEDROOM ACCOMMODATION ENHANCED BY DELIGHTFUL TERRACED GARDENS AND OFF STREET PARKING ALONG WITH A WOODED ASPECT TO REAR.

### **Summary**

This beautifully presented end terraced cottage warrants an internal inspection for the accommodation to be fully appreciated. Located over three floors the property has been finished to a high specification by the current vendor and briefly comprises: entrance vestibule, living room, ground floor double bedroom, lower ground floor dining kitchen, garden room, first floor principle bedroom and house bathroom. Externally the property boasts fabulous terraced gardens and off street parking all facing a splendid wooded aspect. Centrally located for village amenities and well regarded schooling the property has ease of access to major commuting routes/motorway network and has a village railway station. The property is located near to many lovely walking spots, ideal for dog walking and outdoor family time!

### **Accommodation Entrance Vestibule**

There is a vinyl floor covering and door leading to:

### **Living Room**

15' max x 13' 2" ( 4.57m max x 4.01m )

The focal point of this spacious room is the electric cast iron stove set to feature brick recess fireplace with timber mantel. There is a continuation of the wood effect vinyl floor covering and there is decorative coving to ceiling, a central heating radiator and the room is double glazed to two aspects.

### **Bedroom Two**

8' 10" x 8' 5" ( 2.69m x 2.57m )

An ideal guest room being of double proportions and having a vinyl floor covering, central heating radiator and being double glazed to wooded rear aspect.

### **Lower Ground Floor**

#### **Dining Kitchen**

#### **Kitchen Area**

14' 5" x 7' 6" ( 4.39m x 2.29m )

The stylishly fitted kitchen has a range of wall and base units with granite worksurfaces incorporating a pot Belfast sink unit with mixer tap. There are complementary tiled surrounds and appliances include a five burner range cooker, integral dishwasher and fridge. There is an oak floor covering, double glazed window to side aspect and the room opens into the dining area.

#### **Dining/Sitting Room**

15' 1" x 11' 9" ( 4.60m x 3.58m )

With ample space for freestanding furniture and boasting a log burner set to feature brick recess fireplace. There is a continuation of the floor covering, central heating radiator and double glazed window to rear aspect.

### **W/C**

White low flush w/c and vanity style hand washbasin with tiled surrounds and floor covering and double glazed obscure window.

### **Garden Room**

15' 4" x 9' 2" ( 4.67m x 2.79m )

Perfect to enjoy those warm summer months. With space for washing machine and dryer plus excellent storage facilities. Double glazed windows overlook the side and rear plus French style doors lead out into the garden.

### **First Floor**

Access to head height loft via pull down ladder which is boarded for storage, and has lighting. Access to the brand new boiler installed in 2025.







### Bedroom One

15' 5" x 13' 2" ( 4.70m x 4.01m )

Splendid principle bedroom with a vast amount of natural light flowing throughout via the triple glazing to two aspects. Attractively decorated with picture rail, ornamental fireplace and central heating radiator.

### House Bathroom

8' 10" x 8' 11" ( 2.69m x 2.72m )

A luxury suite comprising of white low flush w/c, pedestal hand washbasin and double ended roll top bath with telephone style mixer attachment. There is a step in double shower cubicle with rainfall unit and the room is complemented by a chrome effect heated rail ladder, inset ceiling lighting, vinyl floor covering and a double glazed obscure window.

### External

To the front is an area for occasional parking whilst the landscaped rear gardens are manicured to perfection and are low maintenance with high quality tiled flooring and artificial turf. This means there are several seating areas to catch the sun and the lower level is gated and graveled providing off street parking. There is external lighting and power points. The summer house also on the lower level is ideal as a workshop or for the home worker with power and lighting, it also has a shed attached ideal for storage.



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## **Wakefield Road, Denby Dale Huddersfield**

- End Terraced Cottage
- Two Double Bedrooms
- Extensive Rear Gardens With Wooded Aspect
- Off Street Parking
- Located Twixt Denby Dale & Scissett

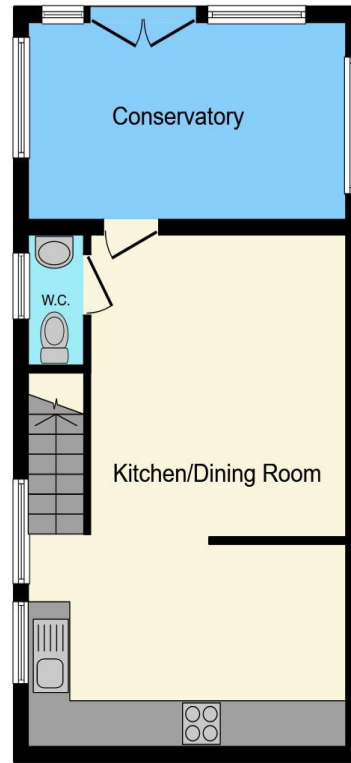
Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £260,000

### **directions to this property:**

From our offices on Victoria Street veer left onto Market Walk and continue forward onto Station Road. Continue forward to the New Mill crossroads and veer left onto Penistone Road in the direction of Barnsley. At the staggered junction at the Sovereign public house cross over in the direction of Denby Dale. Continue forward. Take the left hand fork into the village of Denby Dale and continue forward. Upon leaving the village the property can be found on the right hand side.



**Lower Ground Floor**



**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](http://www.focalagent.com)

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Property Ref:  
HMF108558 - 0003

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