



**Broomhouse Close, Denby Dale Huddersfield HD8 8UX**



**welcome to**

## **Broomhouse Close, Denby Dale Huddersfield**

\*\*\*VIEWING IS A MUST\*\*\*IMMACULATLY PRESENTED DETACHED TRUE BUNGALOW TUCKED AWAY AT THE HEAD OF THIS WELL REGARDED CUL DE SAC. THREE BEDROOMS, WELL MANICURED GARDENS, DRIVEWAY LEADING TO GARAGE. WITHIN WALKING DISTANCE OF THE VIBRANT DENBY DALE VILLAGE AND COUNTRYSIDE WALKS.

### **Summary**

#### **Accommodation**

##### **Entrance Hall**

Enter through side double glazed door with obscured glass. With quarry tiled steps leading up. Spacious carpeted entrance hallway with two double storage cupboards. Radiator.

##### **Lounge Diner**

19' 2" x 15' 1" ( 5.84m x 4.60m )

Enter through double doors into this immaculate L shaped lounge diner. There is plenty of natural light flooding in through the dual aspect double glazed windows. Carpeted floor covering was coving to the ceiling. The real focal point being the marble style fire surround with coal effect gas fire.

##### **Kitchen**

9' 2" x 9' 1" ( 2.79m x 2.77m )

An attractive wood style kitchen with a good range of wall and base units, with mosaic style tiling to the walls. Further complimented by double Bosch oven, gas hob with concealed extractor over, space for fridge freezer and plumbing for washing machine. Plenty of natural light floods in from the double glazed window and door to side access.

##### **Bedroom One**

12' 11" x 10' 5" ( 3.94m x 3.17m )

This attractive double carpeted bedroom, that has been neutrally decorated with plenty of natural light flooding through the generous double glazed window over looking the rear garden.

##### **Bedroom Two**

10' 10" x 10' 4" ( 3.30m x 3.15m )

Neutrally decorated carpeted bedroom, with double glazed window to rear over looking the attractive garden. This room has plenty of space to

accommodate wardrobe space.

##### **Bedroom Three**

9' x 6' 3" ( 2.74m x 1.91m )

This room is currently utilised as a snug by the current vendors. With double glazed window to front aspect and carpeted floor covering.

##### **House Bathroom**

White three piece bathroom suite, comprising of bath with electric shower over, wash hand pedestal hand basin and low flush WC. With partial tiled walls and laminate style floor covering. Double glazed obscured window to rear. Radiator.

##### **External**

Good size tarmaced Driveway to the front leading to single car garage. The garage has power and light and also houses the Ideal boiler. With double glazed window and composite door giving access to the rear garden. Further enhanced with an attractive garden, with shrubbed borders. To the rear is a good size enclosed sunny garden. An attractive patio area opening onto a good size laid to lawn garden with shrubbed borders. This is also a useful storage shed.





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## Broomhouse Close, Denby Dale Huddersfield

- Detached True Bungalow
- Three Bedrooms
- Driveway
- Garage
- Head Of Cul De Sac

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in the region of  
**£365,000**

### 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 Dearnside, taking the next right onto Broomhouse close, following the



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:  
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