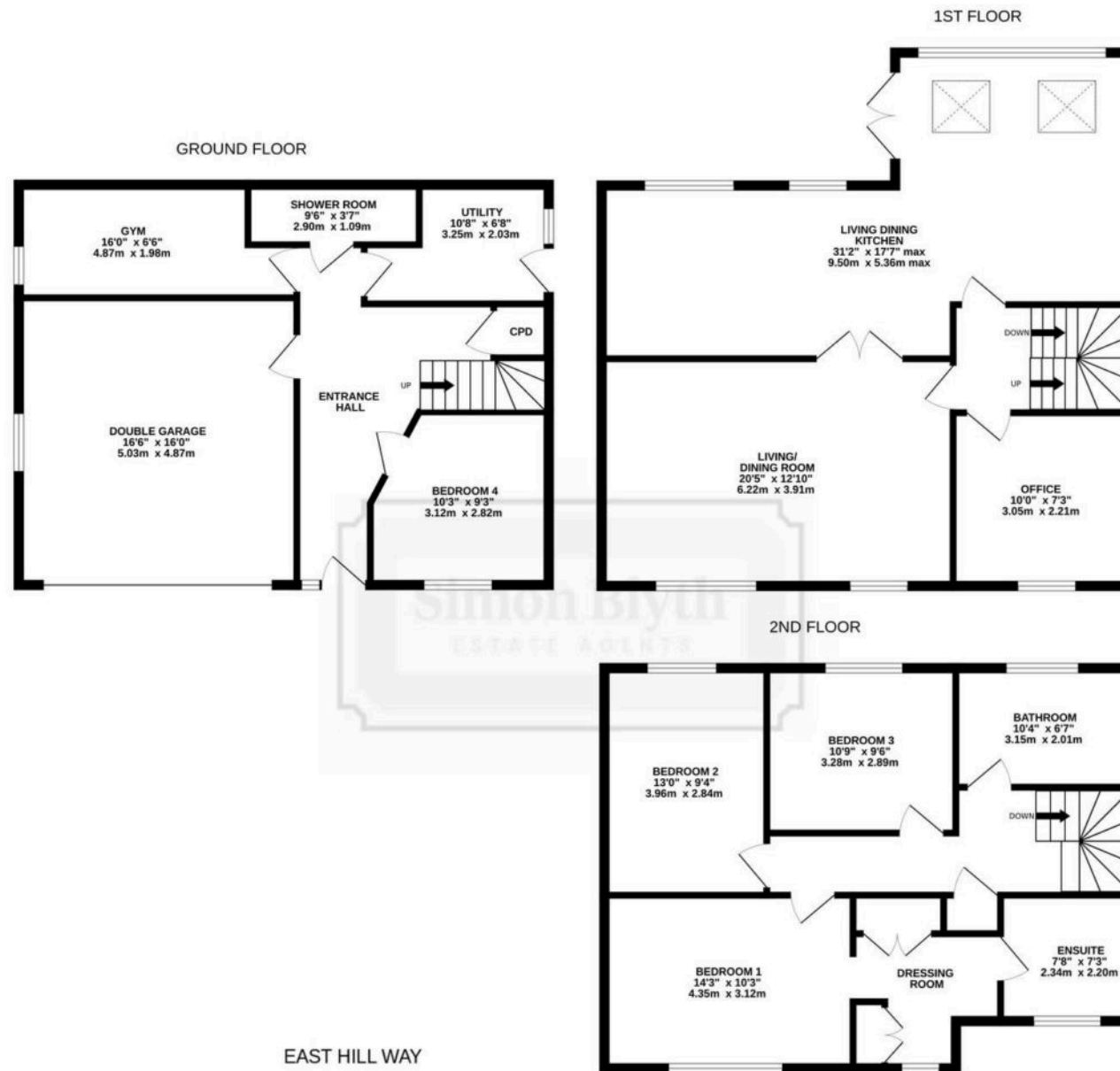




East Hill Way, Denby Dale
Huddersfield, HD8 8FY

Offers in Region of **£565,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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21 East Hill Way

OCCUPYING A PRIME POSITION AT THE HEAD OF THE EXECUTIVE DEVELOPMENT OF EAST HILL WAY AND BOASTING BREATHTAKING PANORAMIC VIEWS TO THE FRONT ACROSS THE VALLEY AND PLEASANT RURAL ASPECT OVER NEIGHBOURING FIELDS TO THE REAR. WITH SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. OFFERING ANNEXE POTENTIAL TO GROUND FLOOR, THE PROPERTY HAS FIVE BEDROOMS, THREE BATHROOMS AND A VERSATILE GYM/HOME OFFICE.

The property comprises entrance hall, bedroom five, utility room, shower room, gym/home office and double garage to the ground floor (please note, the ground floor could be adapted into single storey accommodation – please see plans for reference). To the first floor is a spacious lounge, open-plan dining-kitchen and family room and bedroom four. To the second floor are three further double bedrooms and the house bathroom; with bedroom one having dressing room/walk-in wardrobe and en-suite shower room. Externally there is a double driveway to the front and lawn garden, and to the rear is a two tier garden with sheltered flagged patio area and level lawn which neighbours open fields.

Tenure Freehold.

Council Tax Band F.

EPC Rating B.





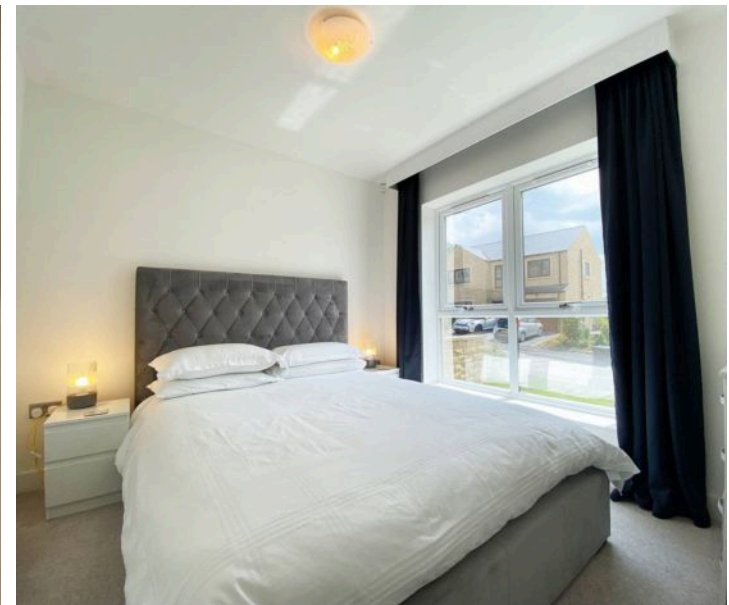
GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite front door with adjoining window. The entrance hall is particularly spacious and features inset spotlighting to the ceiling, a radiator, and a kite winding staircase with oak handrail and spindle balustrade and a double-glazed window to the side elevation. Oak doors provide access to the ground floor shower room, utility room, gym, integral garage, bedroom four and enclose a useful understairs storage cupboard. The ground floor could be utilised as a self-contained annexe (subject to necessary works) by using the utility room as a kitchen and the gym as a lounge.

BEDROOM FOUR

Bedroom four is a versatile room which could be utilised in a variety of ways. There is a bank of double-glazed windows to the front elevation, a central ceiling light point, and a radiator. The room can accommodate a double bed with space for freestanding furniture but could perhaps be utilised as a home office or hobby room.





GROUND FLOOR SHOWER ROOM

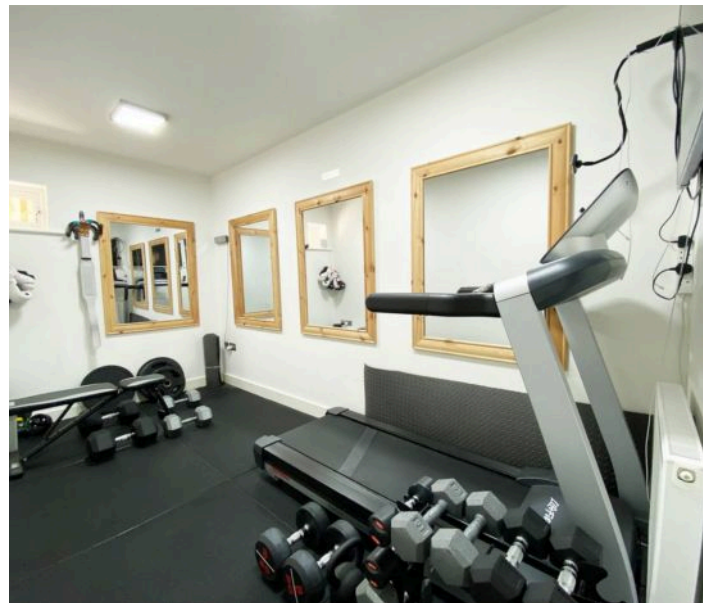
The shower room features a contemporary, three-piece suite comprising a step-in shower cubicle with thermostatic rainfall shower and separate handheld attachment, a broad wall-hung wash hand basin with chrome monobloc mixer tap and tiled splashback, and a low-level w.c. with push-button flush. There is attractive tiled flooring, tiling to splash areas, inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator.

UTILITY ROOM

The utility room features fitted base units with a complementary work surface over and incorporates a stainless-steel, built-in Blanco sink unit with chrome mixer tap. There is space and provisions for an automatic washing machine and tumble dryer, attractive tiled flooring, a radiator, a ceiling light point, and a double-glazed composite door with adjoining window to the side elevation.

GYM

The gym is another versatile space which features a double-glazed window to the side elevation, two ceiling light points, and a radiator.



INTEGRAL GARAGE

The integral garage features an electric, remote-controlled, sectional, up-and-over door, lighting and power in situ, a bank of double-glazed windows with obscure glass to the side elevation, and the garage houses the wall-mounted boiler and hot water cylinder.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Oak doors provide access to the home office, open-plan living dining room, and the fabulous open-plan dining kitchen and living room. There is a ceiling light point and a radiator.

HOME OFFICE

7' 3" x 10' 0" (2.21m x 3.05m)

The home office features a bank of double-glazed windows to the front elevation, taking advantage of pleasant views over rooftops. There is a ceiling light point and a radiator, and the room could be utilised as a playroom or occasional bedroom.

LIVING / DINING ROOM

20' 5" x 12' 10" (6.22m x 3.91m)

The living / dining room is a generously proportioned reception room which features two banks of double-glazed windows to the front elevation, providing a great deal of natural light and a pleasant view over rooftops across the valley. There are two ceiling light points, two radiators, and twin oak doors providing access to the open-plan dining kitchen and family room.





OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

31' 2" x 14' 6" (9.50m x 4.42m)

This space enjoys a great deal of natural light cascading through various banks of windows to the rear and side elevations. There are two double-glazed skylight windows over the family room and double-glazed French doors which lead out to the rear garden. There is attractive tiled flooring, inset spotlighting to the ceiling, two radiators, and the focal point of the room is the freestanding Contura log-burning stove with exposed cast-iron flue. The kitchen features a range of fitted wall and base units with handleless cupboard fronts and complementary quartz work surfaces over, which incorporate an inset, one-and-a-half-bowl, stainless steel Blanco sink unit with chrome mixer tap and InSinkErator. There are built-in appliances, including a four-ring ceramic induction NEFF hob with ceiling-mounted cooker hood over, two fan-assisted NEFF ovens, a fridge freezer, a Zanussi dishwasher, and wine fridge. There is a matching upstand to the work surface and under-unit LED lighting.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the kite winding staircase from the first floor, you reach the second floor landing, which features a double-glazed bank of picture windows to the side elevation, providing a great deal of natural light. Oak doors provide access to three well-proportioned double bedrooms, the house bathroom and a useful airing cupboard, and there is a ceiling light point, a radiator, a chandelier point, a loft hatch providing access to a useful attic space, and an oak banister with spindle balustrade over the stairwell head.

BEDROOM ONE

14' 3" x 10' 3" (4.34m x 3.12m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation offering fantastic open-aspect views over rooftops and towards the viaduct. There is a ceiling light point, a radiator, and a doorway leading into the walk-in wardrobe / dressing room.

WALK-IN WARDROBE / DRESSING ROOM

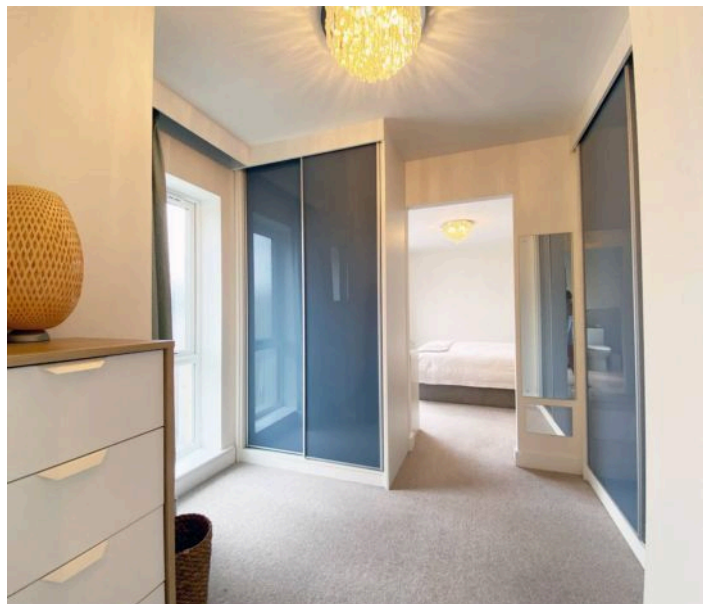
8' 5" x 8' 4" (2.57m x 2.54m)

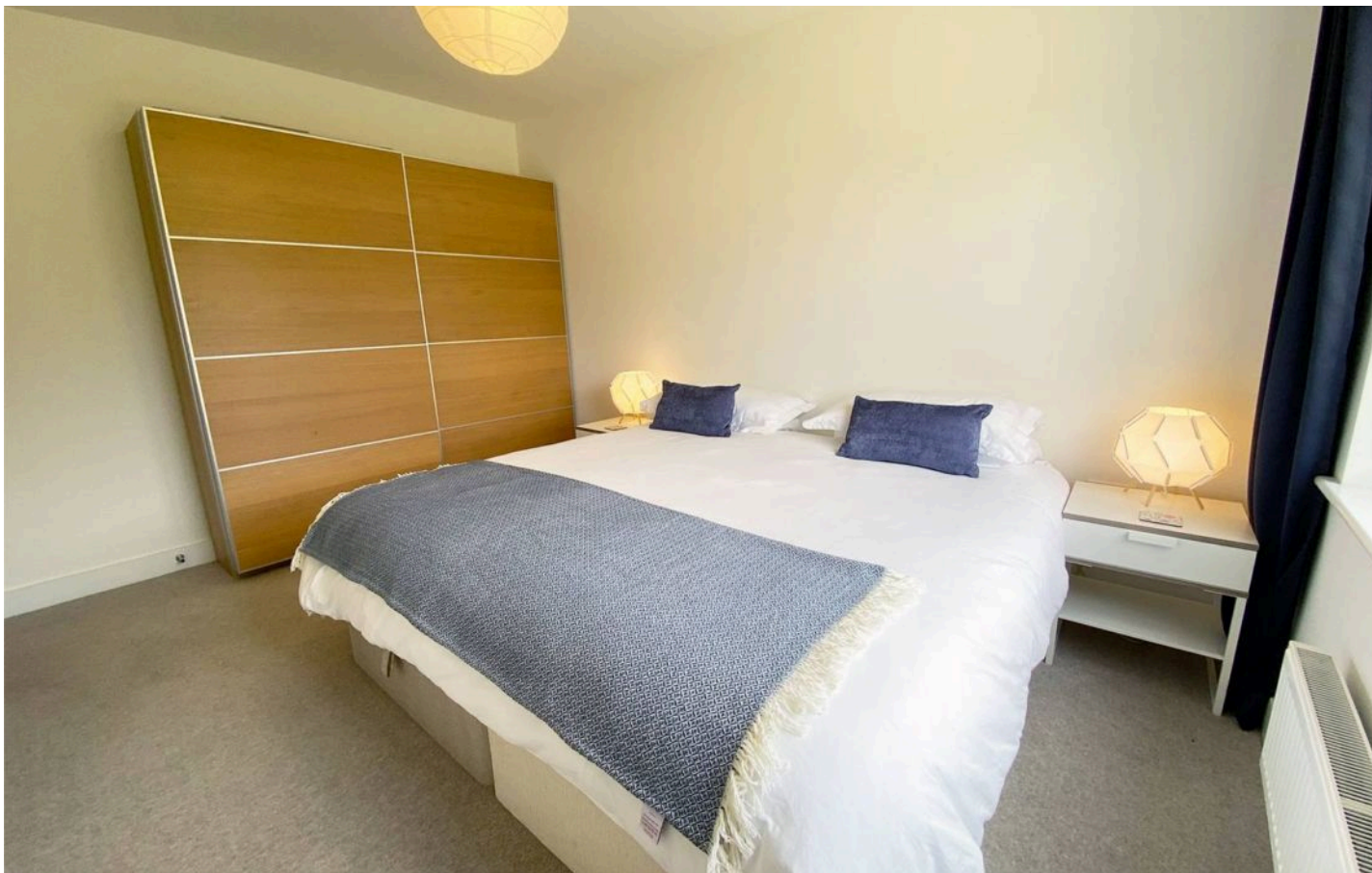
The walk-in wardrobe benefits from high-quality, built-in furniture, including two banks of fitted wardrobes with sliding doors, hanging rails and shelving in situ. There is a double-glazed bank of windows with obscure glass to the front elevation, a ceiling light point, and a radiator.

BEDROOM ONE EN-SUITE SHOWER ROOM

7' 8" x 7' 3" (2.34m x 2.21m)

The en-suite shower room features a modern, three-piece suite comprising a fixed frame walk-in shower with thermostatic rainfall shower and separate handheld attachment, a broad wall-hung wash hand basin with vanity drawers beneath and chrome monobloc mixer tap, and a low-level w.c. with push-button flush. There is tiling to the floors and contrasting tiling to dado height and splash areas, inset spotlighting to the ceiling, an extractor fan, a bank of double-glazed windows with obscure glass to the front elevation, and a chrome ladder-style radiator.





BEDROOM TWO

13' 0" x 8' 4" (3.96m x 2.54m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with fantastic views across the lawn gardens and of neighbouring fields beyond. There is a ceiling light point, a radiator, and a television point.

BEDROOM THREE

10' 9" x 9' 6" (3.28m x 2.90m)

Bedroom three is another light and airy double bedroom with ample space for freestanding furniture. The room enjoys pleasant views across neighbouring fields courtesy of a bank of windows with integral blinds to the rear elevation, and there is a ceiling light point and a radiator.

HOUSE BATHROOM

10' 4" x 6' 7" (3.15m x 2.01m)

The house bathroom features a modern, four-piece suite comprising an inset bath with tiled surround, bath-end filler tap and separate handheld attachment, a low-level w.c. with push-button flush, a walk-in fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, and a broad wall-hung wash hand basin with vanity cupboards beneath and chrome mixer tap. There is attractive tiled flooring, tiling to dado height and splash areas, a bank of double-glazed windows with obscure glass to the rear elevation, a chrome ladder-style radiator, inset spotlighting to the ceiling, an extractor fan, and a shaver point.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam double driveway providing off-street parking and leading to the integral garage. The front garden is laid predominantly to lawn with a flagged pathway which leads to the door canopy with inset spotlight.

REAR GARDEN

Externally to the rear, the property boasts a fabulous, south-westerly facing garden which enjoys the afternoon and evening sun. There is a flagged patio ideal for al fresco dining and barbecuing, various external up-and-down lights, external sockets, and an external tap. Steps then lead to the main portion of the garden which is laid predominantly to lawn with flower and shrub bed adjoining a beautiful dry stone wall. The garden overlooks neighbouring fields and open countryside.

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

2 Parking Spaces





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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