

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



## Denby Lane, Grange Moor Wakefield,

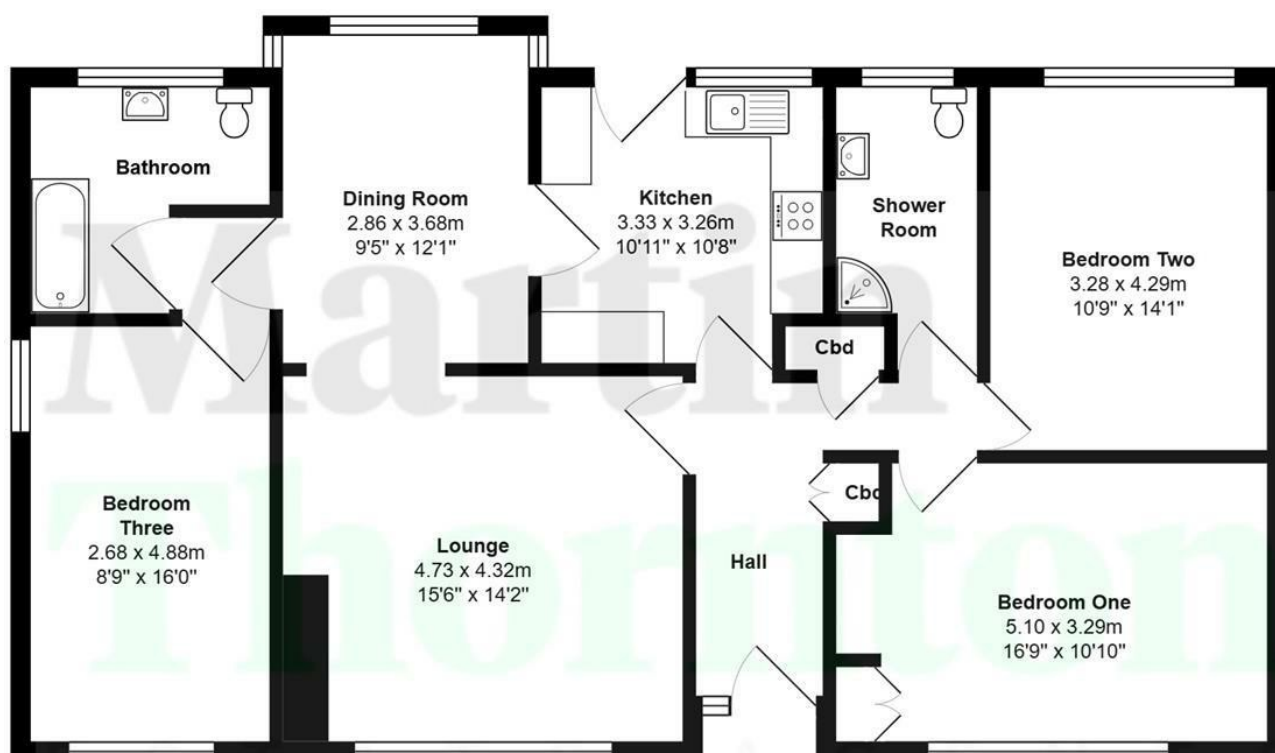
**Offers in the region of  
£475,000**

This stone built three-bedroom detached true bungalow is located in this well-regarded and popular semi-rural village. It is a perfect commuter base for Wakefield, Huddersfield, Barnsley and Sheffield. The accommodation comprises an entrance hallway, good-sized living room, dining room, kitchen with granite worktops and integrated appliances, three good-sized bedrooms, shower room and bathroom. The property has gas-fired central heating, uPVC double glazing and a security system. There is the potential to redesign the interior and potentially extend the property (subject to the necessary permissions and consents required). Externally, the property stands within this sizeable, mature plot with extensive parking and a detached double garage. The property is offered with the benefit of no onward chain.

MARTIN THORNTON PLATINUM

**Denby Lane, Grange Moor  
Wakefield,**

**Floorplan**



All measurements are approximate and for display purposes only

# Denby Lane, Grange Moor Wakefield,

## Details



### Entrance Hallway

A recessed open porch gives shelter from the elements and has external lighting. A composite door with decorative glazed panels and a matching side screen gives access to the hallway. The L-shaped hallway has two useful storage cupboards, coving to the ceiling and a radiator. A door leads to the living room.

### Living Room

This good-sized reception room is positioned at the front of the property. It has a floor-to-ceiling stone fireplace with a raised hearth, home to a living flame, coal effect gas fire. There is a broad uPVC picture window overlooking the garden, coving to the ceiling, various wall light points and two radiators. A wide archway leads to the dining room.

### Dining Room

The dining room is positioned at the rear of the property and has a uPVC window overlooking the garden. Buyers may decide to create a large open plan dining kitchen by removing the dividing wall. There is coving to the ceiling, space for a formal dining table and two radiators. A timber and glazed door leads to the kitchen.

### Kitchen

The kitchen can also be accessed from the hallway. It has wall cupboards and base units with granite working surfaces, matching upstands and a sunken one-and-a-half bowl stainless steel sink. Integrated appliances include a four-ring gas hob with a filter hood above, double oven, slimline dishwasher, washing machine, fridge and freezer. The room has a rear uPVC window, an external door, ceiling downlighting and an upright ladder style radiator.

### Bedroom One

This large double bedroom is positioned at the front of the property. It has built-in double wardrobes, storage cupboards and a dressing table with drawers. There is coving to the ceiling and a radiator.

### Bedroom Two

This large double bedroom is positioned at the rear of the property. It has room for fitted or freestanding furniture, coving to the ceiling and a radiator.

### Shower Room

This room has a large shower cubicle with a Grohe wall-mounted shower fitting. There is a hand wash basin with a storage cupboard and a WC with a concealed cistern. The walls and floor are tiled. The room has an upright chrome ladder-style radiator and an opaque uPVC rear window.

### Inner Lobby

From the dining room, a door leads to an inner lobby area where bedroom three and the bathroom can be found.

### Bedroom Three

This good-sized room enjoys a dual aspect with front and side uPVC windows, built-in triple wardrobes, cupboards and a dressing table incorporating drawers and cupboards. There is space for additional furniture and a radiator.

### Bathroom

This bathroom can also serve as an en suite to bedroom three. The suite comprises a bath with a Grohe wall-mounted shower over, a hand basin with storage beneath and a low-level WC with a concealed cistern. There is tiling to the walls, access to loft area, ceiling downlighting and an upright chrome ladder-style radiator. The room has an opaque uPVC rear window.

# Denby Lane, Grange Moor Wakefield,

## Details



### External Details

The property stands centrally within a large level plot fronting onto Denby Lane with a large stone flagged area at the front. There are stone walls, conifer hedging and gates leading to a large block-paved driveway that continues around to the rear of the bungalow. On the left hand side of the driveway is decorative gravel with raised beds, whilst on the right hand side are mature flower beds, decorative walling and a level lawned garden with central flower beds. There is a large greenhouse and a useful storage areas, one of which houses the boiler for the central heating system. At the rear of the property, the driveway widens to create extensive parking and leads to a double garage and a store room with a separate entrance. There are fruit trees, a rear perimeter stone wall, a lawned area and a large stone flagged patio with a trellis archway leading to a side, lawned garden with mature beds and borders.

### Double Garage and Store

The garage has an automatic up-and-over door, power, lighting and water. The attached store also has power, lighting and water and could be utilised as a utility for further appliances.

### Tenure

The vendor informs us this property is Freehold

# Denby Lane, Grange Moor Wakefield,

Directions

