

12 Woodlands Close,  
Denby Dale HD8 8RH

OFFERS AROUND  
£250,000



THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY BOASTS TWO RECEPTION ROOMS, SUPERB ENCLOSED GARDEN AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: D

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 9'4" apx x 3'7" apx**

You enter the property through a part glazed uPVC door into this welcoming hallway which provides a space to remove outdoor coats and shoes. There is a staircase which ascends to the first floor landing, wood effect laminate flooring and a doorway which leads to the kitchen. Further doors lead to the lounge and W.C.

### **KITCHEN 9'4" apx x 7'1" apx**

Fitted with a modern range of wood effect wall and base units, contrasting black roll top work surfaces, matching black splashback, further tiled splashbacks alongside a grey one and a half bowl sink and drainer with mixer tap this kitchen also offers space for a freestanding cooker, fridge freezer and washing machine/dishwasher. The property's central heating boiler is neatly hidden away in a wall cupboard, there is a front facing window over looking Woodlands Close, tiled flooring and a doorway which leads to the entrance hallway.



### **LOUNGE 18'1" apx x 13'11" apx**

This exceptionally generous lounge offers an abundance of space for freestanding furniture and is tastefully decorated in soft neutral tones. The sliding patio doors give access out onto the garden, the wood effect laminate flooring flows seamlessly through from the entrance hallway and spot lighting completes the room. A glazed door leads to the hallway and further doors open to the understairs storage cupboard and dining room.



### **UNDERSTAIRS STORAGE**

This handy cupboard provides space to hide away coats, shoes and other household items.

### **DINING ROOM 14'9" apx x 7'1" apx**

A superb addition to the already spacious living accommodation this well proportioned dining room was formerly the garage. Offering a versatile space, ideal for a dining table and chairs or alternatively a perfect home office, play room, hobby room or fourth bedroom this room is nicely presented and has a front facing window. A door leads through to the lounge.



### **DOWNSTAIRS W.C 3'9" apx x 2'8" apx**

This useful ground floor cloak room is fitted with a low level W.C and wall mounted hand wash basin and is partially tiled in decorative wall tiles. There is an obscure glazed front facing window, spot lighting, tiled floor and a door leads through to the hallway.

### **FIRST FLOOR LANDING**

Stairs ascend from the hallway to this good sized landing which has space for freestanding furniture, a large ceiling hatch which provides access to the fully boarded loft space and doors leading to the three bedrooms and bathroom.



### **LOFT 11'1" x 9'6" m(restricted head height)**

The loft space is fully boarded, plastered, has flooring and a Velux window. In previous years this has been used as an occasional room but there is restricted head height. Alternatively it is superb storage. A loft ladder provides access from the landing.



**BEDROOM ONE 13'11" apx x 10'7" apx**

Enjoying elegant décor this large double bedroom offers ample space for a king-size bed, freestanding wardrobes and drawers alongside seating or dressing table if required. A window looks out over the rear garden, there are spot lights to the ceiling and a door opens to the landing.



**BEDROOM TWO 11'0" apx x 6'11" apx**

A second, well proportioned, double bedroom this offers space for a range of bedroom furniture and has views out over the rooftops from its window. A door leads to the landing.

**BEDROOM THREE 6'10" apx x 6'5" apx**

Positioned to the front of the property this good sized single bedroom can comfortably house a single bed and wardrobes or alternatively makes a superb study which is how the current vendors use the space. There is a front facing window, laminate flooring and a door which leads to the landing.



### **BATHROOM 6'10" apx x 5'6" apx**

This wonderful house bathroom has recently been upgraded and is now fitted with a contemporary white three piece suite including full size bath with mains dual head shower over, pedestal hand wash basin with mixer tap and low level W.C, The room is partially tiled in attractive grey wall tiles, has a side facing obscure glazed window, spot lighting, chrome heated towel rail and tiled flooring. A door leads to the landing.



### **FRONT AND PARKING**

The property sits behind a low maintenance pebbled garden with a pathway up to the front door. There is lots of space of pots and planters. To the side of the garden is a driveway providing off road parking.

### **REAR GARDEN**

Having been thoughtfully landscaped the garden now consists of a lower patio, which adjoins the property and can be easily accessed via the patio doors, a raised artificial lawn, and second stone flagged patio. The garden as been designed to create spaces for outdoor dining furniture, perfect for those wishing to entertain, and level lawns.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NO

COUNCIL AND COUNCIL TAX BAND: KIRKLEES BAND C

PROPERTY CONSTRUCTION: BRICK/ STONE

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - SUPERFAST AVAILABLE - LIMITED MOBILE SIGNAL

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: NO

## **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

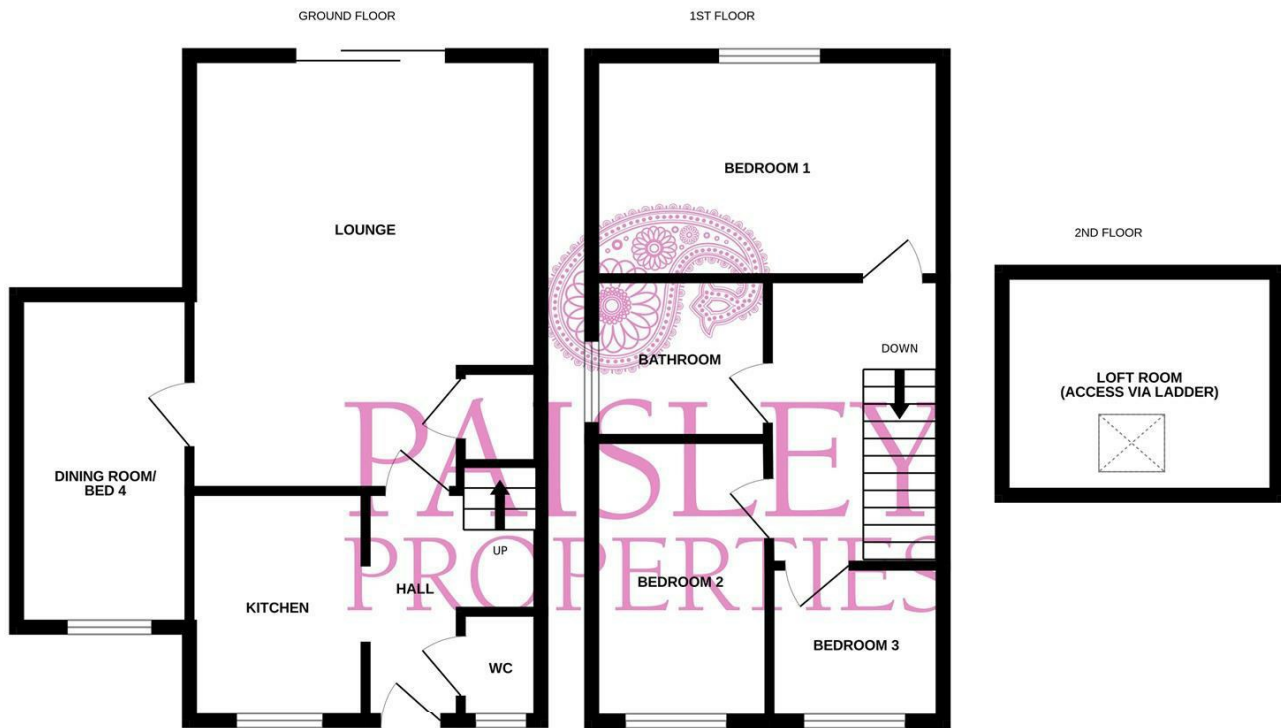
## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

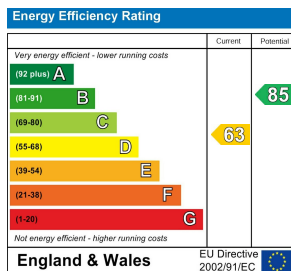
## **PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.





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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