

Stonegate House Smithy Hill,  
Upper Denby HD8 8UH

OFFERS IN THE REGION OF  
£575,000



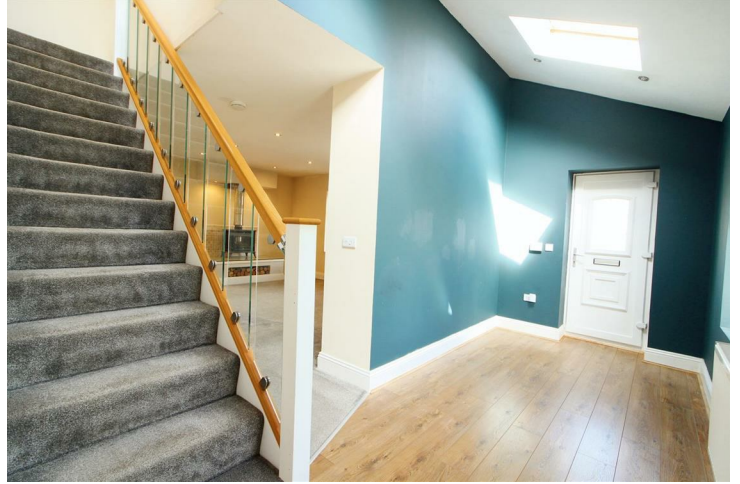
OFFERED WITH NO ONWARD CHAIN, THIS SPECTACULAR FOUR BEDROOM STONE BUILT DETACHED PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, CONTEMPORARY BATHROOMS, GARDENS TO ALL SIDES, LONG SWEEPING DRIVEWAY AND ELECTRIC CAR CHARGING POINT.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 6'9" max x 15'4" max**

You enter the property through a part glazed composite door into this extremely welcoming entrance hallway which has lots of space to remove your coats and shoes on arrival. There is space for freestanding furniture if required and front facing windows overlook the drive and garden. The room opens to the lounge, there is a glass balustrade staircase ascending to the first floor and a door leads to the house bathroom.



### **DOWNSTAIRS BATHROOM 10'6" max x 6'9" max**

This wonderful house bathroom is fitted with a stylish three piece white suite including a P shaped bath with rainfall style shower and handheld attachment, pedestal hand wash basin with mixer tap over and low level WC. The room is partially tiled with attractive wall and floor tiles, there is a front facing obscure glazed window and a chrome heated towel rail. Spot lights complete the space and a door leads to the entrance hallway.



**LOUNGE 17'11" max x 18'4" max**

This impressive living room is the perfect place to sit and relax on an evening and has ample space for freestanding furniture. Dual aspect windows fill the room with light and a raised platform houses a wood burning stove creating a fantastic focal point to the room. There is neutral decor, spot lighting and a door leads to the dining kitchen.



## DINING KITCHEN 18'3" max x 18'4" max

Situated to the rear of the property, this fabulous dining kitchen really is the heart of the home and is ideal for those who like to host gatherings and entertain family and friends. The kitchen area is fitted with a range of soft close wall and base units, oak work surfaces, coloured tiled splash backs and a one and a half bowl sink and drainer with pull hose mixer tap over. Integrated appliances include a waist height electric oven, microwave, four ring electric hob with extractor fan, and fitted dishwasher. There is space/plumbing for an American style fridge freezer and an island provides further cupboard space. To one end of the room there is plenty of space for a family dining table and chairs, dual aspect windows flood the room with natural light, there are spot lights to the ceiling and solid wood flooring underfoot. French doors open onto the patio and internal doors lead to the lounge and utility room.



### **UTILITY ROOM 7'2" max x 6'9" max**

Located off the dining kitchen, this handy laundry room has a white gloss base unit, useful roll top work surface and space/plumbing for a washing machine and tumble drier. The property's combination boiler is in one corner and there is a front facing window. A part glazed uPVC door opens onto the garden and a further door leads back to the dining kitchen.



### **FIRST FLOOR LANDING**

A modern glass balustrade staircase ascends from the entrance hallway to the first floor landing which has doors to the four bedrooms and shower room.

### **BEDROOM ONE 18'4" max x 14'4" into wbe**

Spanning the length of the property, this fabulous double bedroom is bright and airy and has copious amounts of space for bedroom items. There is a bank of fitted wardrobes to one alcove and neutral decor throughout. Doors lead to the landing and en-suite.



### **EN-SUITE 10'6" max x 7'7" max**

Another contemporary bathroom fitted with a three piece white suite including a low level WC, vanity hand wash basin with mixer tap over and P shaped bath with rainfall and handheld shower. The room is partially tiled with grey wall and floor tiles, there is a large Velux window and spot lights above. A door leads to the bedroom.



### **BEDROOM TWO 14'2" max x 9'5" max**

Positioned to the rear, this generously sized double bedroom has lots of space for furniture and neutral decor. A window overlooks the garden and a door leads to the landing.



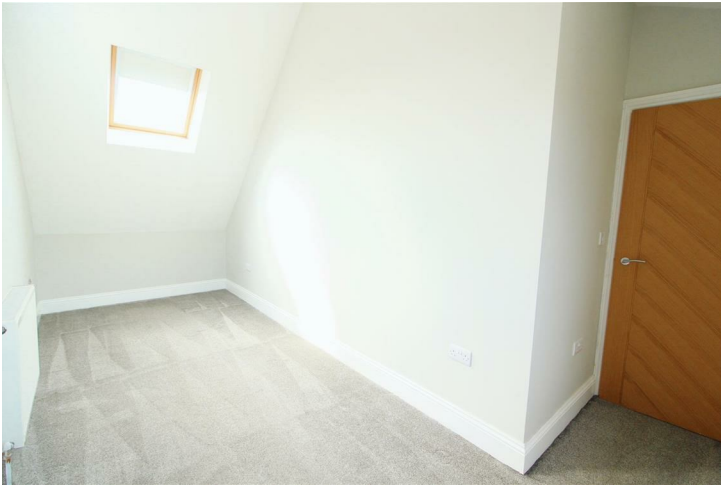
### **BEDROOM THREE 10'0" max x 12'7" max**

Another good sized double bedroom with dual aspect windows which fill the room with natural light. There are spot lights to the ceiling, a loft hatch and a door leads to the landing.



### **BEDROOM FOUR 17'9" max x 10'4" max**

Located to the front, this lovely bedroom is nice and bright and features a circular window adding a dash of character to the room. There is neutral decor, plenty of space for bedroom items and dual aspect windows. A door leads to the landing.



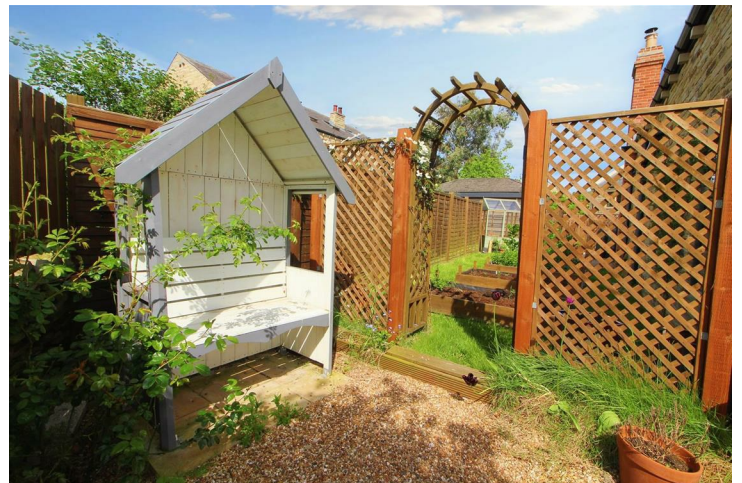
**SHOWER ROOM 6'9" max x 5'3" max**

Fitted with a corner shower cubicle, pedestal hand wash basin and low level WC. There is decorative vinyl floor covering, grey tiled splash backs to the basin and shower and spot lights to the ceiling. A door leads to the landing.



**GARDENS**

Sitting on an impressive garden plot, the property boasts gardens to four sides including generous lawned areas, an Indian stone patio adjoining the property, well stocked vegetable plot and summer house to one corner. The garden is the perfect place to sit and enjoy the sunshine on a summers day and has been well kept to a high standard.





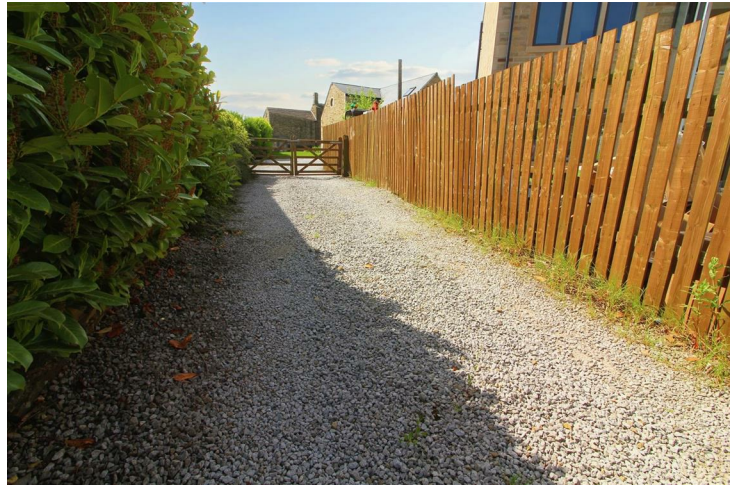




## **DRIVEWAY & GARAGE**

A long sweeping pebbled driveway is gated halfway up the drive and leads up to the front and to the detached single garage which has power and light. There is also an electric car charging point.





### **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 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.

### **PAISLEY MORTGAGES**

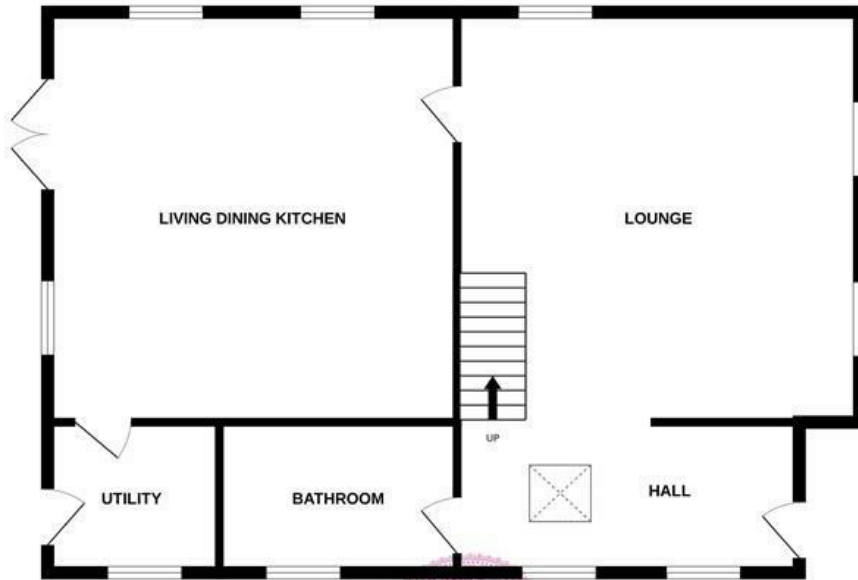
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

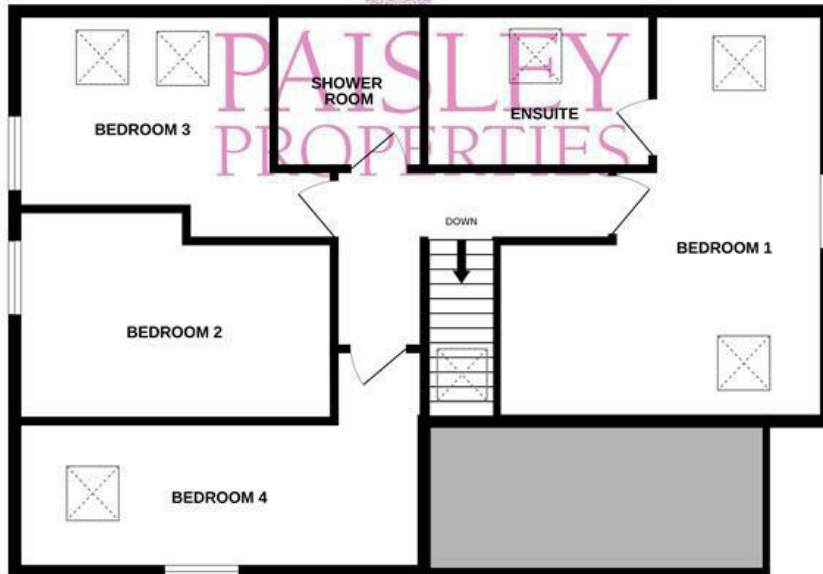
### **PAISLEY SURVEYORS**

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.

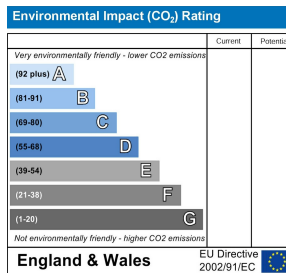
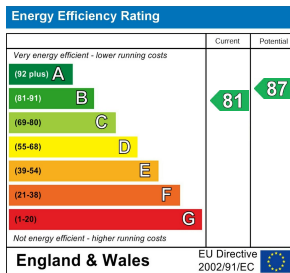
GROUND FLOOR



1ST FLOOR



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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