

73 Thorpes Avenue,
Denby Dale HD8 8TB

OFFERS OVER
£300,000



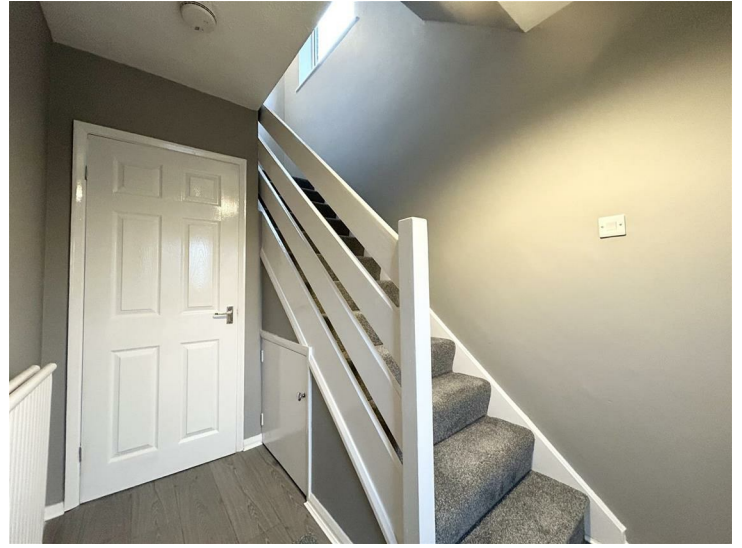
THIS SPACIOUS THREE BEDROOM DETACHED PROPERTY HAS GARDENS,
DRIVEWAY, SINGLE GARAGE AND ENJOYS AN OPEN ASPECT TO THE REAR.

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

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed uPVC door into this welcoming entrance hallway which has a staircase ascending up the first floor, understairs storage and grey wood effect laminate flooring. A door leads to the kitchen.



KITCHEN 9'1" apx x 8'11" apx

Newly fitted, the kitchen comprises of grey gloss wall and base units and drawers, pale wood effect work surfaces, matching splash backs and a stainless steel sink and drainer. There is an integrated fridge freezer, electric oven, microwave, four ring gas hob, extractor and dishwasher. A window enjoys a lovely view out over the garden, there is grey wood effect laminate flooring, an external part glazed uPVC door and internal doors which lead to the utility cupboard, entrance hall and lounge diner. Extends to 3.56m into the door.



UTILITY CUPBOARD

This handy understairs cupboard is plumbed for a washing machine.

LOUNGE DINER 20'9" apx x 12'0" max

Spanning the full depth of the property this generously sized lounge diner is flooded with natural light courtesy of the dual aspect windows, including a bay with deep sill to the front, and neutral decor. There is an abundance of space for freestanding furniture including sofas, dining table and chairs. A door leads to the kitchen.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing where there is a side facing window, doors which lead to the three bedrooms, bathroom and airing cupboard where the property's newly fitted central heating boiler is neatly housed. There is a ceiling hatch proving access to the loft space.

BATHROOM 6'3" apx x 5'4" apx

A contemporary bathroom fitted with a three piece suite including bath with new electric shower over, pedestal hand wash basin and low level W.C. The room is fully tiled in wall and floor tiles, has a front facing obscure glazed window, chrome heated towel rail and door which leads to the landing.



BEDROOM ONE 11'7" apx x 10'8" apx

Positioned to the rear of the property is this well proportioned double bedroom. There is plenty of space for a range of free standing furniture, the room has been freshly decorated and carpeted, has a rear facing window overlooking the garden and playing field beyond and a door which leads to the landing. Extends to 3.63m into the door.



BEDROOM TWO 12'0" apx x 8'10" apx

A spacious second double bedroom, this also enjoys the updated decor and has a window with views over Thorpes Avenue. A door leads to the landing.



BEDROOM THREE 7'7" apx x 6'6" max

This single bedroom is located to the rear of the property and would make a wonderful child's/guest bedroom, home office or hobby room. There is a window with open aspect views and a door which leads to the landing.

FRONT, PARKING AND GARAGE

To the front there is a lawned garden with flower bed border and hedge boundary. Alongside the garden is a double width pebbled driveway which leads up to a single detached. The garage has an up and over door, light and power.

REAR GARDEN

Fully enclosed the garden has been thoughtfully landscaped to create a flagged patio and large deck, both ideal for outdoor furniture. There is also a good sized lawn, raised flower beds, mature trees and shrubs and space for a shed. A gate provides access to the adjoining playing field and a further gate leads out to the front of the property.



MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

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.

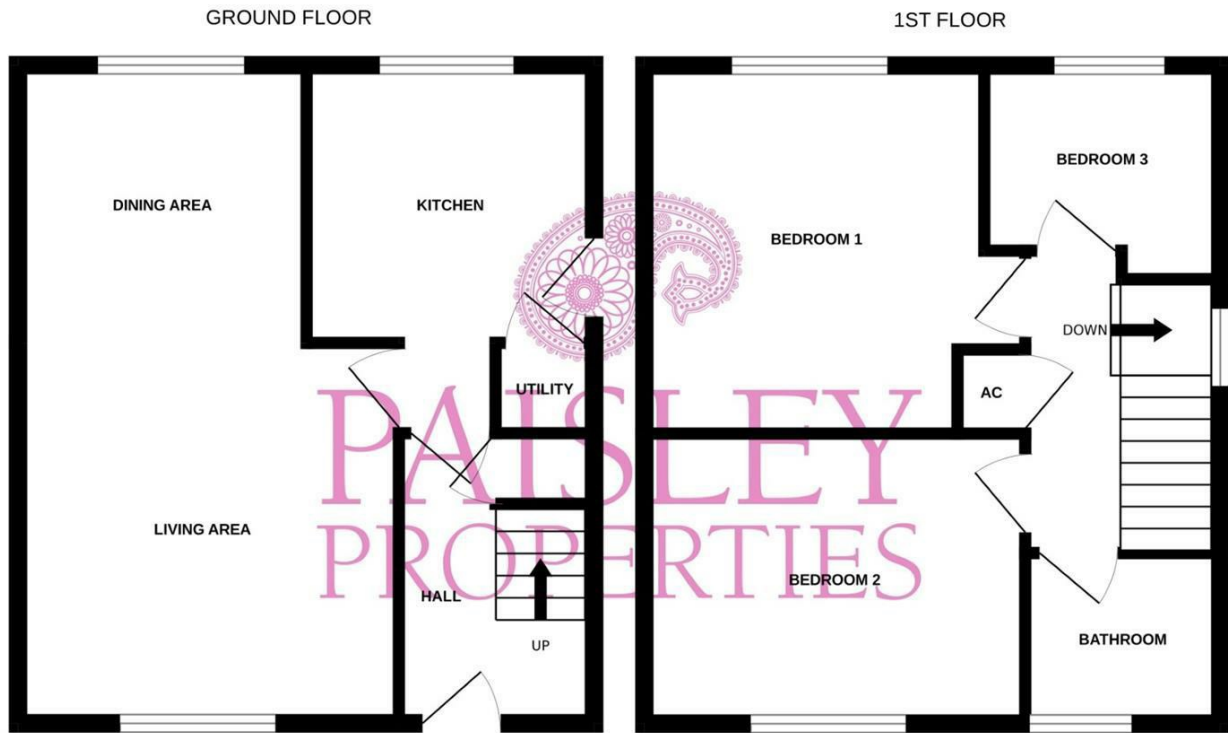
PAISLEY MORTGAGES

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 to arrange an appointment.

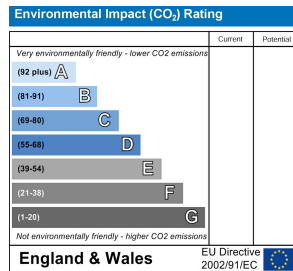
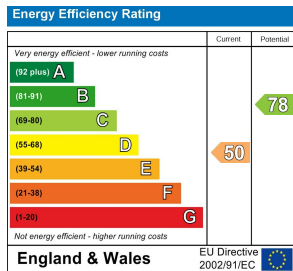
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 for a free, no obligation quote or for more information.



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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