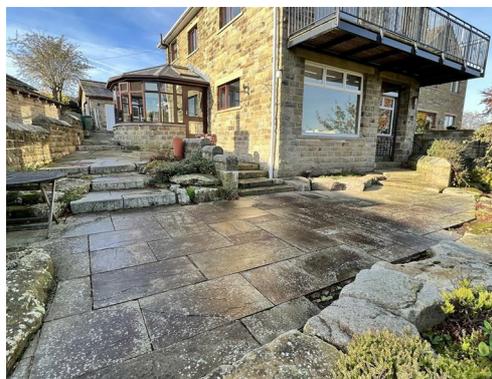


17 Miller Hill,  
Denby Dale HD8 8RG

PCM  
£1,500 PCM



SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED PROPERTY WITH DOUBLE GARAGE, OFF ROAD PARKING FOR MULTIPLE VEHICLES AND EXTENSIVE PATIO AREAS.

AVAILABLE IMMEDIATELY / UNFURNISHED / , NO PETS OR SMOKERS / BOND IS £1730 / EPC IS E48 / COUNCIL TAX BAND D64

PAISLEY  
PROPERTIES

### **ENTRANCE 8'2" x 4'8" approx**

You enter the property via a part glazed upvc door into the spacious entrance porch, where the space to remove and store coats and shoes. The is carpeted flooring, neutral decor dual aspect windows and a door leads to the entrance hall.



### **HALLWAY**

Servicing all the ground floor rooms, this traditionally decorated entrance hallway has a lovely open feel and is filled with an abundance of natural light through the various windows. Staircases lead up to the first floor, down to the basement and doors lead through to the kitchen, lounge, downstairs W.C, dining room, conservatory and out to the garden. The space is decorated in neutral tones, has carpeted flooring and pendant lighting.



### **KITCHEN 11'1" x 9'2" approx**

Located at the front of the property and having a large wood effect window overlooking the driveway and garage, this country style kitchen has a good amount of storage on offer, by way of solid timber wall and base units. There is a weave patterned worktop with tiled splashback, inset composite dual sink with mixer tap over and integrated appliances include dual oven, 4 ring electric hob, dishwasher and there is space for an undercounter fridge. The large front window and dual open doorways give the room a feeling of space and the pale tiled floors and traditional wood panelled ceiling complete the look.



### **LOUNGE 23'9" x 14'5" approx**

This larger than average room spans the depth of the property and has patio doors to the front and a large rear facing window, flooding the space with natural light. In the centre of the room is an open fire surrounded by a stone built fireplace with timber hearth, creating a local focal point. There is carpeted flooring, wall and pendant lighting and there is ample space to accommodate a variety of freestanding living room furniture. To the rear of the room there is additional space which could easily accommodate a comfy chair, which would be great to read a book at and look out of the window onto the countryside. there is also the addition of a stone and timber bar area.



### **SUN ROOM 13'6" x 4'9" approx**

Leading directly from the lounge via the patio doors is the handy space would would make a great office, play area or reading room. There is timber panelling to the walls, carpeted flooring, recessed spotlights and a second set of patio doors lead out to the front



### **DOWNSTAIRS W.C. 5'10" x 3'4" approx**

located by the lounge, and door to the garden, this handy W.C has pedestal sink, low flush toilet, neutral decor and vinyl flooring.



### **DINING ROOM 14'11" x 11'3" approx**

Located at the rear of the property with a door opposite the kitchen, this large dining room features a giant rear facing wood effect uPVC with gives views over the garden and surrounding countryside. There is ample space to house a large dining table and chairs whilst still accommodating freestanding furniture. The room benefits from a traditional look of patterned carpet, wallpapered walls, central ceiling pendant light and timber framed dual aspect windows.



### **CONSERVATORY 12'1" (max) x 9'3" (max) approx**

The final room on the ground floor is this handy curved conservatory which is constructed with a low stone wall, multiple windows and solid roof, giving it a really well-built feel. There is tiled flooring, door to the garden, inbuilt shelving unit and central ceiling light with fan.



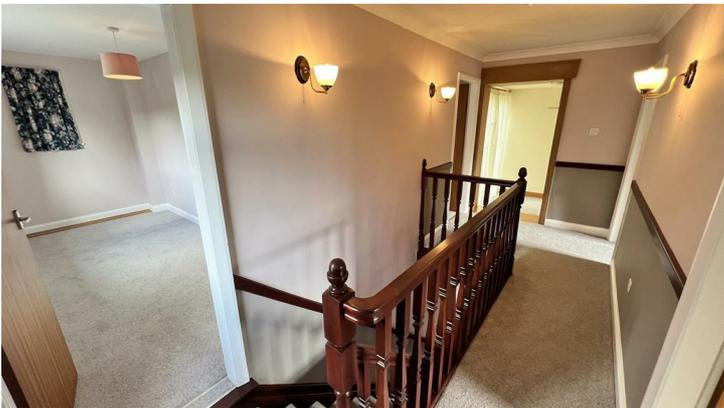
## **BASEMENT**

Accessed via a staircase from the hallway, this surprising basement is split into various rooms comprising of an office space with solid timber desk (2.41m x 2.20m approx.), utility room with sink, cupboards and plumbing for a washing machine (2.42m x 1.57m approx.) and four separate storage rooms all of varying sizes and shapes. There is a small access door to the rear garden,



## **FIRST FLOOR LANDING 16'5" x 5'11" approx**

a staircase ascend from the hallway to the first floor landing where doors lead to the four bedrooms and house bathroom. There is carpeted flooring, neutral decor, front facing window and loft access.



### **BEDROOM ONE 15'8" x 11'9" approx**

Located at the rear of the property and accessed via a foyer, this master suite is of good proportions and has large rear facing patio doors giving leading onto the balcony and giving views over the surrounding countryside, Fitted furniture includes two double door wardrobes, overbed storage cupboards and there is plenty of room to house house additional freestanding furniture. The room has a patterned carpet, neutral decor, pendant and wall lighting and a further door leads to the ensuite.



### **ENSUITE 8'7" x 7'1" approx**

Leading off the bedroom, this good proportioned ensuite features a 4 piece bathroom suite including raised corner bath, pedestal sink, low level w.c. and bidet. The room is fully tiled, has domed lighting and dual aspect windows.



**BEDROOM TWO 11'11" x 9'4" approx**

This good sized double bedroom has carpeted flooring, large triple sliding door wardrobe, pendant lighting and a rear facing window.



**BEDROOM THREE 12'2" x 10'0" (max) approx**

Another double bedroom, this time located at the side of the property and featuring carpeted flooring, pendant lighting, double door wardrobe and timber window.



**BEDROOM FOUR 14'4" x 6'7" approx**

This double bedroom is positioned to the front of the property and has views over the driveway from the uPVC window. There is pale carpet flooring, neutral decor and pendant lighting.



### **HOUSE BATHROOM 11'11" (max) x 5'10" (max) approx.**

This modern house bathroom features a four piece suite comprising of panelled bath with chrome taps, oversized corner shower cubicle with sliding door and thermostatic bar shower, pedestal handwash basin and low-level w.c.. The room is fully tiled, has recessed spotlights, radiator and side facing window,



### **GARDENS AND PARKING**

The property is accessed via a large tarmac driveway giving access to the property and can easily accommodate numerous vehicles. There is a double garage with up and over double door and further side access door and there are established plant beds, shrubs and trees to give the home a lovely welcoming feel.

The side and rear garden have multiple stone flagged patio areas which are bordered by well established plant beds and can easily accommodate a variety of garden furniture. From the patio area, there are lovely views over the surrounding countryside and distant views of Emley Moor Mast. The garden wraps around the side and rear of the property and path continues around th other side back to the front.





## **NEW LETTINGS INFORMATION**

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

## **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.

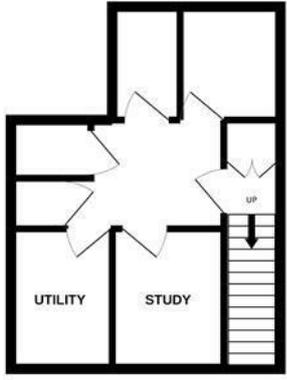
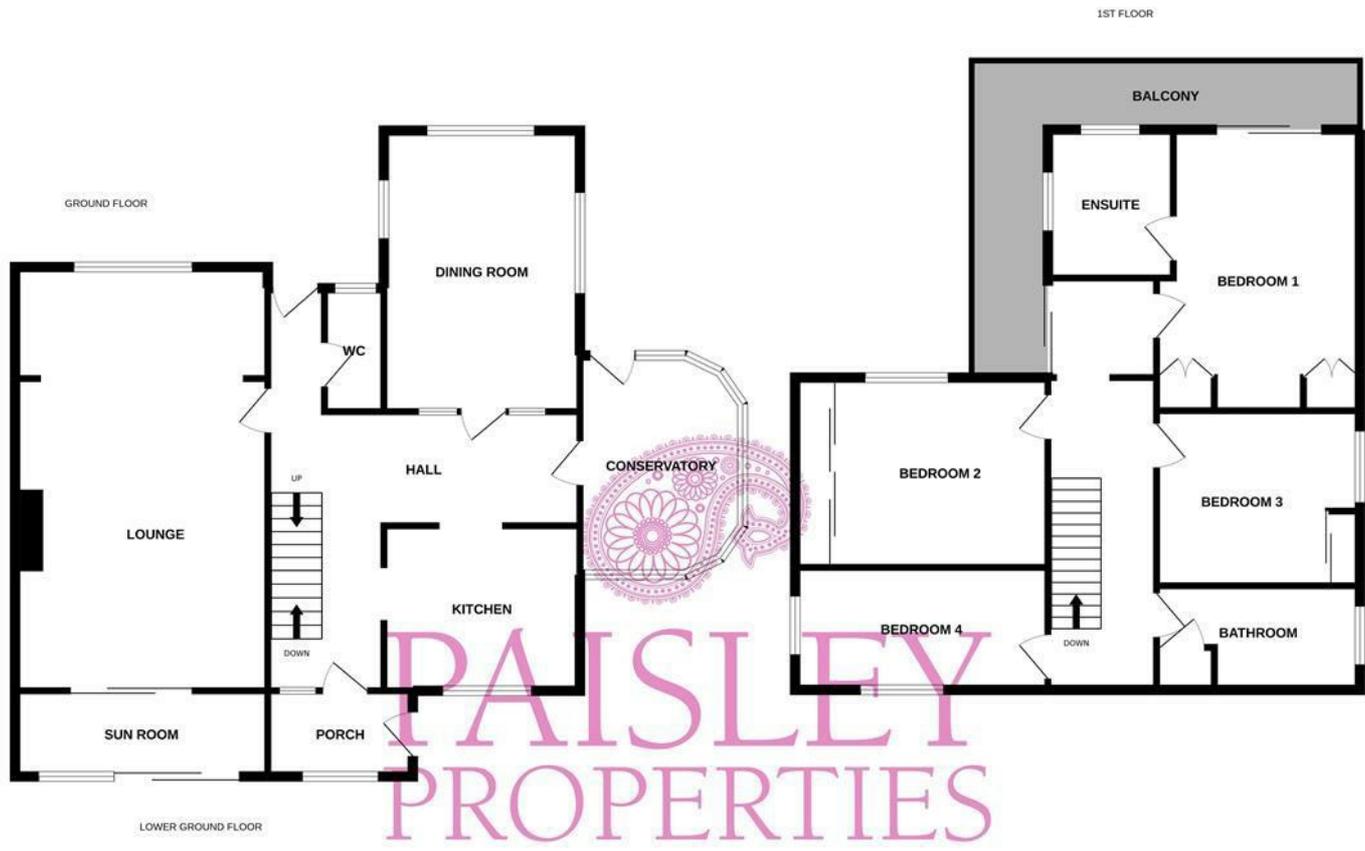
## **PAISLEY MORTGAGES**

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.

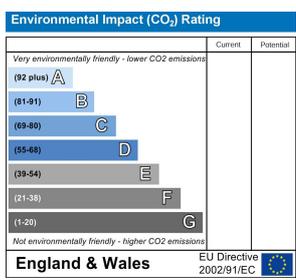
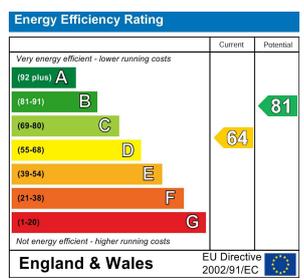
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



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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