

69 Thorpes Avenue,
Denby Dale HD8 8TB

OFFERS AROUND
£395,000



THIS IMPRESSIVE FIVE BEDROOM DETACHED PROPERTY BOASTS OPEN PLAN LIVING, A LANDSCAPED GARDEN, DRIVEWAY AND SINGLE GARAGE.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 12'8" apx x 5'6" apx

You enter the property through a uPVC door into a welcoming entrance hallway. Stairs ascend to the first floor landing and an understairs cupboard provides useful storage for outdoor shoes and boots. There is quality LVT parquet effect flooring and a doorway leads to the kitchen.

**KITCHEN 16'0" apx x 7'9" apx**

Recently fitted this stunning modern kitchen is fitted with navy wall, base and drawer units, contrasting white quartz work surfaces and up stands, and a sunken stainless steel one and half bowl sink with mixer tap. There is a side by side double electric oven, induction hob and breakfast bar perfect for informal dining. The luxury vinyl click parquet flooring continues through from the hallway and flows into the dining area, a rear facing window looks out over the garden and a door leads to the utility room. A doorway leads back to the entrance hall.



LOUNGE DINING ROOM 24'3" apx x 10'11" apx

Open to the kitchen this impressive lounge and dining room runs the full depth of the property and provides ample space for sofas, table and chairs. The dining area adjoins the kitchen and has parquet effect flooring alongside French patio doors which open to the garden. The lounge, with carpet underfoot which defines the two living areas, has a lovely wood burning stove with timber mantle which creates a focal point and a front facing bay window.





UTILITY ROOM 9'10" apx x 5'8" apx

Conveniently located off the kitchen this handy utility room is fitted with base units and quartz work surfaces and upstands. There is space for a freestanding washing machine and dishwasher, a rear facing window looks out over the garden, there is LVT parquet effect flooring and doors lead to the shower room, kitchen and garage.



SHOWER ROOM 9'10" apx x 2'8" apx

Fitted with a shower cubicle, wall hung hand wash basin with mixer tap and low level w.c this useful downstairs shower room is fully tiled, has an obscure glazed window, vinyl flooring and a door leading the utility room.

FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there are doors leading to the five bedrooms and bathroom. There are two ceiling hatches, one opening to a part boarded loft space and the other to a fully boarded out space.



ATTIC ROOM 11'7" apx x 8'10" apx

Accessed via a pull down ladder this fully boarded out and carpeted space has a Velux window and provides superb storage could be used as an occasional room.

BEDROOM ONE 12'10" apx x 9'1" apx

Positioned to the front of the property, within the extension, this well proportioned double bedroom offers plenty of space for a range of freestanding furniture and enjoys stylish decor. There is a front facing window and door which leads to the landing.



BEDROOM TWO 12'0" apx x 10'1" apx

The original master bedroom this generous double bedroom has a lovely outlook over the garden and adjoining field from its rear facing window. There is space for bedroom furniture, neutral decor and a door which leads to the landing.



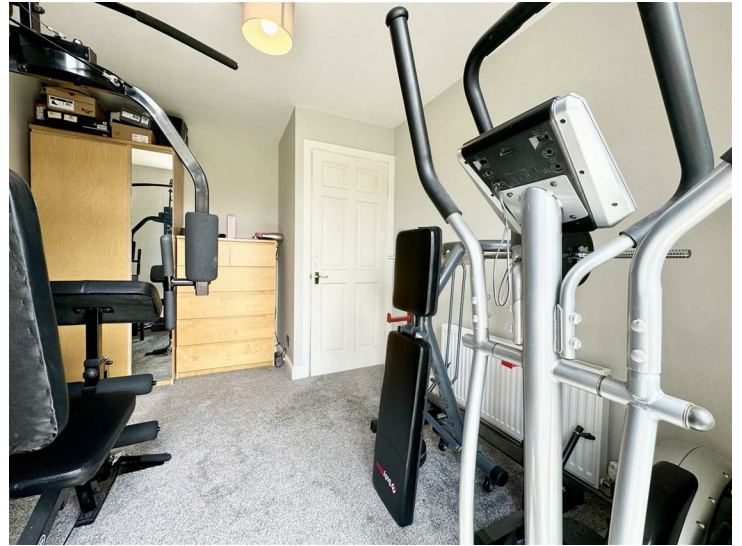
BEDROOM THREE 11'10" apx x 10'1" apx

Another good sized double bedroom this room sits to the front of the property and has a window overlooking the front garden and street beyond. The room is nicely decorated and has a door leading to the landing.



BEDROOM FOUR 11'0" apx x 8'10" apx

Enjoying glazed patio doors which open onto a balcony this fourth double bedroom would alternatively made a wonderful home office or hobby room. The balcony offers space for a table and chairs and has a fantastic view out over the garden and playing field beyond. A door leads from the bedroom to the landing.



BEDROOM FIVE 7'8" apx x 7'8" apx

Currently used as a snug this versatile bedroom is a single room and would be ideal as a child's bedroom or guest room. There is a rear facing window and door which opens to the landing.

BATHROOM 7'8" apx x 6'4" apx

Comprising of a contemporary three piece white suite including spa bath with shower attachment, hand wash basin which sits upon a vanity unit with drawers and a concealed cistern W.C this bathroom is fully tiled in decorative wall and floor tiles. The room has an obscure glazed front facing window, built in storage cupboard, anthracite grey heated towel rail, spot lighting and a door which leads to the landing.



FRONT GARDEN

The property sits behind an attractive lawned garden with flower bed borders

DRIVE AND GARAGE

A long driveway provides off road parking for multiple vehicles and leads up to a single integral garage which has an up and over door, light and power. The property's central heating boiler is also neatly tucked away in the garage and a door leads into the utility room.

REAR GARDEN

Lovingly landscaped to create a superb sociable outside space this enclosed garden has stone flagged patios, a level artificial lawn and a mature pond with water feature. The garden adjoins the field.





MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: D

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVE FOR TWO CARS

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

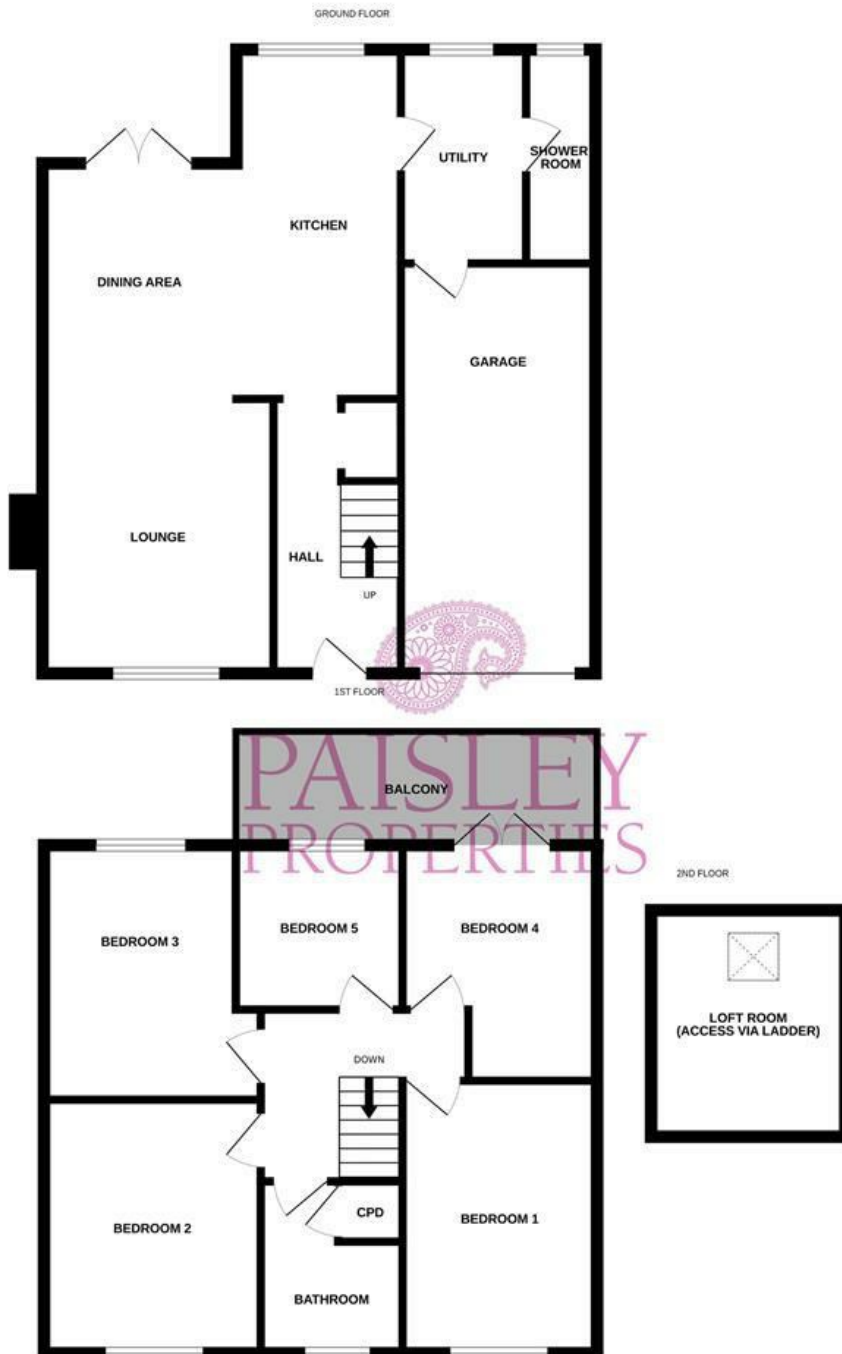
PAISLEY MORTGAGES

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.

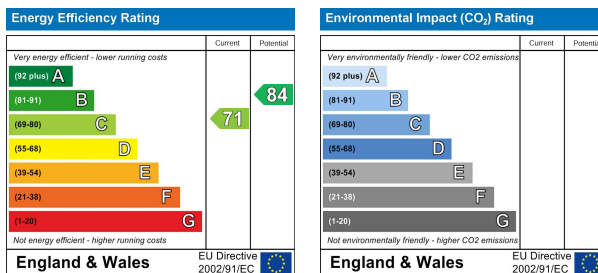
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

