

22 East Hill Way,  
Denby Dale HD8 8FY

£500,000



THIS IMMACULATE FOUR BEDROOM DETACHED HOME BOASTS LARGE OPEN PLAN LIVING SPACES, LANDSCAPED GARDENS, OFF ROAD PARKING AND AN INTEGRAL GARAGE AND ENJOYS VIEWS OVER DENBY DALE.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 14'2" apx x 6'4" inc stairs**

You enter the property through a part glazed composite door, with floor to ceiling glazed window to the side and fitted shutters, into the entrance hall where there is space to remove outdoor coats and shoes. A handy understairs storage cupboard provides space to hide away household items, there is Karndean oak effect flooring underfoot, a staircase ascends to the first floor landing and further oak veneer doors lead to the lounge, living dining kitchen and garage.



### **LOUNGE 16'1" apx x 13'10" apx**

This spacious lounge is presented to a high standard and decorated in soft neutral tones with complementing shutters fitted to the large front facing windows. To one wall is a modern media unit which neatly provides space for a TV and there is ample room to accommodate a range of lounge furniture. A door leads to the entrance hall.



### **LIVING DINING KITCHEN 23'10" max x 17'1" max**

This impressive open plan living dining kitchen offers the perfect place to socialise and entertain family and friends and has an abundance of space for living and dining room furniture.

The kitchen is fitted with a German-made SieMatic cream and wood effect wall and base units, Silestone worktops with matching upstands Insinkerator one and a half bowl stainless steel sink with mixer tap over and waste disposal unit. Integrated appliances including a double oven, Neff 5 zone induction hob, extractor fan, fridge/freezer, dishwasher and Caple wine cooler.

From the kitchen area there is a rear facing window, spot lighting and doors which lead to the utility and entrance hall.

The room opens up to outstanding living area and sun room where there are windows to three elevations, Velux skylights and patio doors which open to the garden, allowing natural light to pour into this stunning space and enabling the patio/garden to become part of the house.

Tiled flooring throughout completes the room.





### **UTILITY ROOM 6'7" apx x 6'4" apx**

Conveniently positioned off the kitchen to the rear of the property is this useful utility room, which is fitted with cream wall and base units, roll top work surfaces, matching upstands and a stainless steel sink and drainer with mixer tap. There is also space to accommodate a washing machine and tumble dryer, a rear facing window, tiled flooring and a part glazed composite door leads out to the garden. Internal doors leads to the W.C and living dining kitchen.



### **DOWNSTAIRS W.C 6'7" apx x 2'10" apx**

Comprising of a Laufen Pro double wall mounted vanity unit with hand wash basin, mixer tap and tiled splashback alongside a low level W.C this handy downstairs cloakroom has an obscure glazed side facing window, tiled flooring and door which leads through to the utility room.

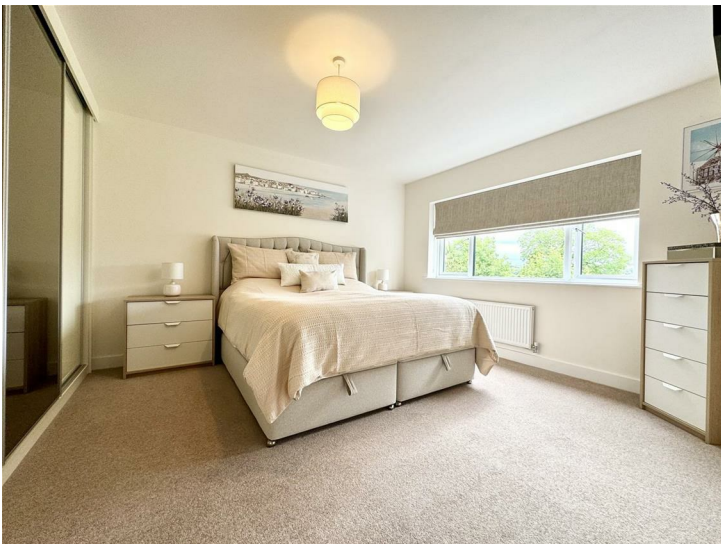
### **FIRST FLOOR LANDING 16'2" apx x 6'5" extending to 8'5" apx**

Stairs rise from the entrance hall to the first floor landing where there is a superb feature window with fitted shutters. A large built in cupboard provides lots of storage and there is a ceiling hatch giving access to the loft space. Oak veneer doors lead through to the four bedrooms and house bathroom.



### **MASTER BEDROOM 12'8" plus wardrobes x 11'11" apx**

This generously sized, king size, principal bedroom is not only fitted with a bank of wardrobes with sliding doors but also offers ample space for a range of freestanding bedroom furniture items. The room is elegantly presented in neutral tones and has wonderful far reaching views over the church field and beyond over the village rooftops to the viaduct from its rear facing window. Doors lead to the en-suite and landing.





**EN-SUITE 7'8" apx x 4'10" apx**

Fitted with a high end three-piece white suite including double walk-in shower with glazed screen, Vado overhead shower with chrome shower valves and hand-held attachment, Swiss-made Laufen hand wash basin, Vado mixer tap and Laufen low level W.C this stylish en-suite is partially tiled in porcelain wall tiles, has an obscure glazed rear facing window, spot lighting, chrome heated towel rail and tiled flooring. A door leads to the bedroom



**BEDROOM TWO 13'11" apx x 9'1" plus wardrobes.**

Positioned to the front of the property this well proportioned king size bedroom benefits from a wall of built in wardrobes with sliding doors and plenty of space for additional freestanding items. Decorated in neutral tones the room is light and airy courtesy of the front facing window and has a door leading to the landing.



**BEDROOM THREE 11'3" plus wardrobes x 7'8" apx**

Enjoying wonderful rooftop views of Denby Dale from its rear facing window this double bedroom is fitted with built in wardrobes with sliding doors and is nicely decorated. A door leads to the landing.



**BEDROOM FOUR 9'8" apx x 9'1" apx**

Currently used by the vendor as a study/hobby room this fourth bedroom could accommodate a double bed and furniture if required and is located to the front of the property with a window overlooking the street. A door leads to the landing.



### **BATHROOM 9'8" apx x 6'10" apx**

Thoughtfully designed to include a separate shower cubicle with Vado overhead shower, chrome shower valves and a hand-held attachment, full size bath with wall mounted chrome taps and shower attachment, Swiss-made Laufen, wall hung, hand wash basin with Vado tap, and Laufen low level W.C this luxurious bathroom is partially tiled in attractive porcelain wall tiles. There is a side facing obscure glazed window, spot lighting, chrome heated towel rail, shaver socket, tiled flooring and a door which leads to the landing.



### **GARAGE AND DRIVE**

To the front of the property there is a double width driveway which sits in front of the property's single integral garage. The garage has an electric Novoferm sectional garage door, light, power and also neatly houses the central heating boiler.

### **FRONT GARDEN**

Boasting an attractive curb appeal, the stone built, natural slate roofed detached property has grey wood grain uPVC windows and sits behind a lawned garden.

### **REAR GARDEN**

Having been lovingly landscaped to create a superb, low maintenance garden perfect for outdoor furniture, pots and planter there is a Brett Chaucer paving slab patio adjoining the house, planted flower beds, large natural stone rockery and a pebbled lower tier. The garden is fully enclosed by boundary fencing and has a fitted shed to one side and a gate leading to the front of the property at the other side.





## **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 E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage and 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

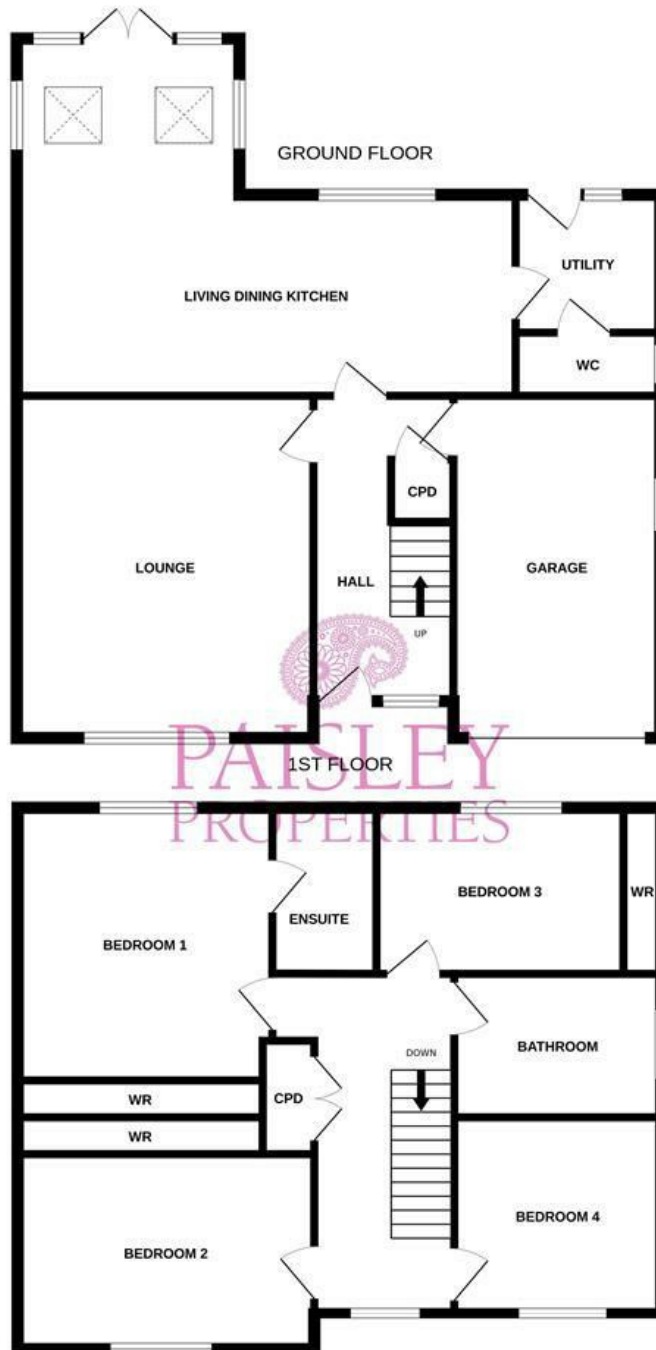
Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:

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



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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Energy Efficiency Rating	
Current	Potential
84	93
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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