

Welldearne House Sunnybank,  
Denby Dale HD8 8TJ

OFFERS AROUND  
£450,000



THIS INDIVIDUAL THREE BEDROOM SEMI DETACHED HOME HAS MULTIPLE LIVING SPACES, TWO BATHROOMS, LARGE DRIVEWAY, DOUBLE GARAGE, WORKSHOP, STUNNING GARDENS AND SITS CLOSE TO THE CHARMING VILLAGE CENTRE.

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

PAISLEY  
PROPERTIES

## **STORM PORCH**

This attractive storm porch has a stone flagged floor and protects the entrance, providing a space to remove muddy boots and shoes before entering the property.

## **ENTRANCE HALL 11'1" max x 7'10" apx**

You enter the property through a uPVC door into this welcoming entrance hallway. Stained glass floor to ceiling windows sit either side of the door, a staircase ascends to the first floor and there is wood effect laminate flooring under foot. There is spot lighting to the ceiling and part glazed doors lead to the lounge and dining room/second sitting room.



## **LOUNGE 17'7" apx x 9'9" apx**

This spacious lounge sits to the rear of the property and has a window overlooking the garden and patio doors which open onto the decking. A feature slate effect wall creates a backdrop for an multi fuel stove and a focal point to the room alongside attractive timber beams to the ceiling. There is plenty of space for a range of furniture and a useful under stairs storage cupboard offers storage for household items. A door leads to the entrance hall.



## **DINING ROOM / SITTING ROOM 15'10" apx x 10'10" apx**

A well proportioned second reception room, this room sits to the front of the property and provides space for dining or sitting room furniture. There is a front facing window overlooking the garden, timber ceiling beams, wood effect laminate flooring and doors which lead to the entrance hall and inner hall.



### **INNER HALL**

This inner hallway area separates the dining room, utility and kitchen.

### **UTILITY ROOM AND W.C 6'5" apx x 4'10" apx**

Fitted with a roll top work surface with space and plumbing for a washing machine underneath this utility also benefits from a hand wash basin which sits upon a vanity unit, with further storage cupboards above and to the side, and a low level W.C. There are tiled splashbacks, an obscure glazed rear facing window, tiled flooring and a door which opens to the inner hall.

### **DINING KITCHEN 21'1" apx x 9'9" apx**

Spanning the full depth of the property this impressive dining kitchen is fitted with grey wall and base units, roll top work surfaces, tiled splashbacks and a one and a half bowl sink and drainer with mixer tap over. There is space for free standing appliances including range style cooker, American fridge freezer and dishwasher. There is ample space for a large dining table and chairs, dual aspect windows fill the room with natural light and tiled flooring completes the room. A part glazed uPVC door leads to the porch.



### **SIDE PORCH 6'8" apx x 3'4" apx**

A superb addition to the property this oak effect framed side porch provides a place to remove coats and shoes when coming in from the drive/garden before entering the property. There is glazing to three sides and doors lead to the drive and dining kitchen.

### **FIRST FLOOR LANDING 8'0" inc stairs x 7'5" apx**

Stairs rise from the entrance hall to the first floor landing where there are doors leading to the three bedrooms and house bathroom. A ceiling hatch provides access to the loft space.



### **BEDROOM ONE 15'1" apx x 10'10" apx**

Generously sized this king size bedroom has attractive ceiling beams, an abundance of space for freestanding bedroom furniture and a front facing window overlooking Sunnybank. The room is nicely presented and has doors leading to the landing and en-suite shower room.



### **EN-SUITE 9'10" apx x 5'10" apx**

Fitted with a modern four piece white suite including double walk in shower with rain style shower head and hand held attachment, wall hung drawer vanity unit with hand wash basin and waterfall mixer tap, a low level W.C and bidet. The room is partially tiled in decorative 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 9'10" apx x 8'11" apx**

This good sized double bedroom sits to the rear of the property with a window overlooking the garden. There is space for freestanding furniture and a door leads to the landing.



### **BEDROOM THREE 7'11" apx x 6'7" apx**

Positioned to the rear of the property with a window looking out over the pretty garden is this single bedroom. Currently used as a home office it would also make a superb child's bedroom, hobby room or guest room. A door leads to the landing.

### **BATHROOM 7'11" apx x 6'2" apx**

Comprising of a contemporary four piece suite including full size bath with waterfall mixer tap and hand held shower attachment, separate shower cubicle with mains fed shower, hand wash basin which sits upon a vanity unit with drawer storage and a low level W.C this bathroom is fully tiled. There is a front facing obscure glazed window, spot lighting, chrome heated towel rail and door which leads to the landing.



### **DOUBLE GARAGE, WORKSHOP AND ATTIC ROOM**

Bursting with potential to be more than just garaging / storage this sizeable space consists of a double garage with up and over doors, light and power, a side workshop area with a window overlooking the river and a temporary timber staircase which leads up to a boarded loft space with window.

Measurements: - Garage and attic floor space - 5.57 apx x 5.56 apx / workshop - 5.11 apx x 2.62 apx

### **DRIVEWAY**

Electric gates open to a large sweeping driveway which provides off road secluded parking for multiple vehicles with space for a motorhome/camper van or works van with ease.



### **GARDENS**

The property enjoys garden areas to three sides. To the front is a low maintenance garden with mature hedge borders. To the side there is ample room to house garden furniture, pots and planters, and to the rear there is an extensive garden which has been lovingly landscaped to create multiple seating areas. The rear garden sits either side of the babbling river, creating an idyllic private space to sit out. There is established planting around the entire garden.





## **MATERIAL INFORMATION**

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

\*Water supply & Sewerage-

\*Electricity & Gas Supply -

\*Heating Source -

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSABILITY & 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.

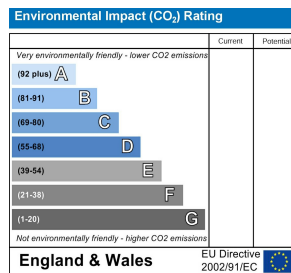
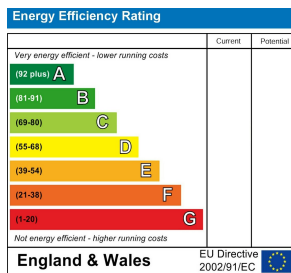
**PAISLEY MORTGAGES**

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](mailto: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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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