

15 Revel Garth,  
Denby Dale HD8 8TG

OFFERS AROUND  
£340,000



THIS LOVELY THREE BEDROOM DETACHED TRUE BUNGALOW SITS ON A SUPERB PLOT WITH GARDENS, LONG DRIVEWAY AND SINGLE DETACHED GARAGE.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 9'9" apx x 4'11" apx**

You enter the property through a brown uPVC door into this generously sized entrance porch, an ideal space for removing outdoor shoes and space to hang coats. There are two windows looking over the front garden and side of the property, wood effect vinyl underfoot and neutral decoration with double part glazed doors lead through to the living room



### **LIVING ROOM 18'4" apx x 11'3" apx**

Neutrally presented this large lounge offers an abundance of space for a range of freestanding furniture and had an electric fire place with wooden and marble effect surround which creates a lovely focal point. There are two eye catching archways leading through to the separate dining room creating a superb open plan feel.

Other doors lead through to the hallway and second bedroom.



**BEDROOM TWO 8'0" max x 14'8" max**

Uniquely shaped this tastefully decorated front facing double bedroom offers plenty space for freestanding bedroom furniture and boasts a decorative dado rail. Doors leads through the ensuite and living room.



**EN-SUITE 7'11" apx x 3'2" apx**

This handy partly tiled ensuit comprises of a corner sink with silver chrome mixer tap, electric shower with a chrome heated towel rail, low level WC and lino underfoot. Door leads back through to the bedroom.



**DINING ROOM 19'3" apx x 8'2" apx**

Adjoining the living room this well presented dining room offers ample room for a dining table along with additional freestanding furniture. There are dual aspect windows which flood the room with natural light and arch ways lead through to the living room making it a wonderful space for entertaining family and friends.



**HALLWAY 8'11" apx x 6'5" apx**

This L shaped hallway sits in the centre of the home with doors leading to the kitchen, living room, two bedrooms and house bathroom. A store cupboard houses the bungalows central heating boiler, there is an additional storage cupboard and a loft hatch with ladder leading to a partly boarded loft space.



### **BATHROOM 8'0" apx x 5'7" apx**

Comprising of a three piece beige suite including bath, pedestal hand wash basin and low level W.C this bathroom also benefits from neutral floor to ceiling tiles. A side facing obscure glazed window, lino underfoot and door which leads to the hallway complete the room.



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

Fitted with light wooden effect wall and base units, grey granite effect roll top work surfaces, tiled splash backs and a chrome sink and drainer with mixer tap, this kitchen also has space for a free standing fridge and freezer and plumbing for a washing machine and dishwasher along with an electric cooker, hob and electric chrome extractor fan and is tiled underfoot. Double patio doors lead through to the conservatory.



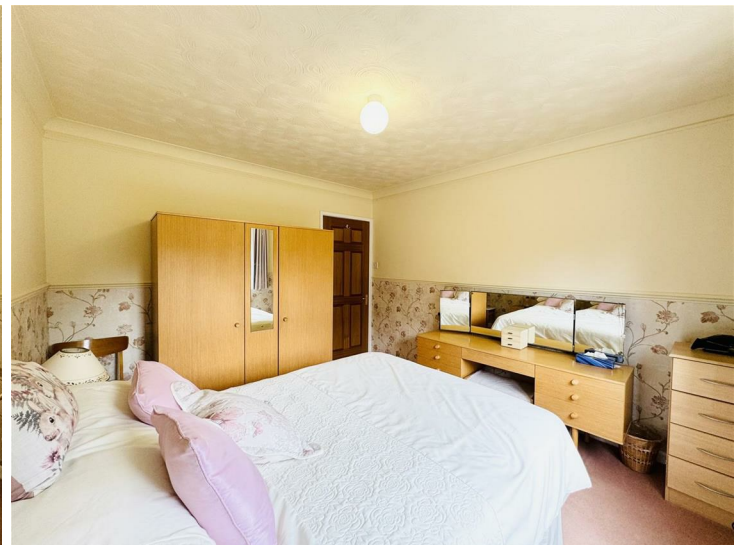
### **CONSERVATORY 10'0" apx x 10'0" apx**

This stunning conservatory is positioned at the rear of the property and overlooks the garden and patio area and has a generous amount of space for sitting room furniture. With glazing to three sides including double patio doors which lead out onto the rear garden this is a fantastic addition to the property.



**BEDROOM ONE 11'8" apx x 10'5" apx**

This well proportioned double bedroom is flooded with natural light and has views over the rear garden from its window. It is decorated in soft tones, and has space to accommodate a range of bedroom furniture. A door leads through to the hallway.



### **BEDROOM THREE 14'8" apx x 8'0" apx**

This versatile space could be used as either a third single bedroom/nursery, dressing room or home study. It also boasts fitted wardrobes, neutral decor, a side facing window and has laminate flooring underfoot. A door leads through to the hallway.



### **REAR GARDEN**

This private and enclosed garden has been lovingly landscaped and is surrounded by well stocked flower beds, bursting with beautiful colour in the summertime along with a generous patio area for spanning down the side of the property allowing plenty space for outside seating.





### **GARAGE AND DRIVEWAY**

The driveway leads up to a single garage that has power and lighting and has an up and over door.



## **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: Timber frame 1939

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 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 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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