

4 Greenside,  
Denby Dale HD8 8QY

OFFERS AROUND  
£325,000



THIS FOUR BEDROOM DETACHED DORMER BUNGALOW IS WELL PRESENTED THROUGHOUT WITH MODERN FIXTURES AND FITTINGS. IT SITS ON A GENEROUS CORNER PLOT WITH A TERRACED REAR GARDEN WHICH HAS A STREAM MEANDERING ALONG THE PERIPHERY. IT BOASTS DRIVEWAY PARKING AND A GARAGE. FREEHOLD / COUNCIL TAX BAND D / EPC D

PAISLEY  
PROPERTIES

**ENTRANCE HALL 4'9" x 6'10"**

You enter the property through a part glazed composite door into a welcoming entrance hallway which has space to remove coats and shoes on arrival and a fantastic large cupboard to hide them away out of sight. A side facing window allows light to flood in and a door leads to the lounge.

**LOUNGE 11'3" x 15'8"**

Positioned to the front of the property with a large window flooding the room with natural light and offering views of the front garden and street beyond, this tastefully decorated lounge has a gas stove in an inset fireplace as a focal point. There is ample space for lounge furniture. A large opening leads round to the dining area and a door leads to the entrance hallway.

**DINING AREA 9'2" x 11'3"**

This fabulous dining area is light and airy courtesy of a side facing window. There is ample space to accommodate a dining table. A modern oak and glass carpeted staircase ascends to the first floor. A large opening leads to the lounge and a door leads to the hallway.



### **HALLWAY 7'6" x 3'4"**

This neutrally decorated hallway has doors leading to the kitchen, dining area, two bedrooms and shower room.

### **KITCHEN 11'2" x 10'5"**

This modern kitchen is fitted with pale grey gloss base and wall units, wood effect laminate square edge worktops, grey concrete effect splashbacks and a grey one and a half bowl composite sink and drainer with a mixer tap complete with shower attachment. Cooking facilities include an integrated microwave, electric oven and an induction hob with a concealed extractor fan over. There is space for a large fridge freezer and plumbing for a washing machine. A tall decorative radiator adds an extra touch of class. Wood effect laminate flooring runs underfoot and a large built in cupboard houses the property's central heating boiler and offers storage for household items. A side facing window allows natural light to enter whilst access to the driveway can be gained through an exterior door. A door leads to the hallway.



**SHOWER ROOM 5'10" x 7'5" max**

Recently updated by the present owner, this fabulous contemporary shower room is fitted with a wood effect vanity unit with a co-ordinating speckled granite top incorporating storage alongside a white hand wash basin and concealed cistern W.C.. A large double walk in shower enclosure is equipped with a waterfall shower. Beige marble effect aqua boards adorn the walls and wood effect laminate flooring runs underfoot. Spotlights and a tall decorative radiator with towel rails complete the scheme. An obscure window allows natural light to flood in and a door leads to the hallway.



**BEDROOM THREE 12'11" x 11'4"**

Located towards the rear of the property with a window overlooking the garden this generous double bedroom has ample space for freestanding bedroom furniture and is neutrally decorated. A door leads to the hallway.



**BEDROOM FOUR / DINING ROOM 11'5" x 8'1"**

Again offering views of the rear garden from its window, this neutrally decorated double bedroom is used as a formal dining room by the current owners but there is ample space for freestanding bedroom furniture items. A door leads to the hallway.



### **FIRST FLOOR LANDING**

A carpeted staircase with a modern glass and oak balustrade leads to the first floor landing where doors lead to two further bedrooms.

### **BEDROOM ONE 17'1" x 9'4"**

This good sized double bedroom has sloping ceilings adding interest and built in cupboards for storage in the eaves. There is an abundance of space for freestanding bedroom furniture. A front facing window allows natural light to flood in and doors lead to the ensuite W.C. and landing.



**EN SUITE W.C. 5'4" x 3'10"**

This handy ensuite W.C. is fitted with an attractive vanity unit incorporating storage cupboards with a hand wash basin with mixer tap and a concealed cistern W.C.. Grey wood effect LVT runs underfoot. A door leads to the bedroom.



**BEDROOM TWO 12'11" x 9'5" max**

This good sized double bedroom has built in storage cupboards in the eave and sloping ceilings adding character, There is ample space for freestanding bedroom furniture and the room is neutrally decorated. A door leads to the landing.





## REAR GARDEN

Accessed via paths which run either side of the property is a sizeable terraced garden which has well established shrubs and trees planted and winds its way down to a pleasant stream which runs along the bottom.



## **FRONT, PARKING & GARAGE**

To the front of the property is an enclosed garden area which is mainly laid to lawn with some well established shrubs, the garden continues around the side of the property. A large driveway provides parking for multiple vehicles which leads to a single garage which has power, light and an electric door, along with a rear personnel door leading out to the garden. An attached carport offers undercover parking.

## **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 D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: Tree Preservation Order - Silver Birch in rear garden

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations to the property

## **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.

\*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 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.

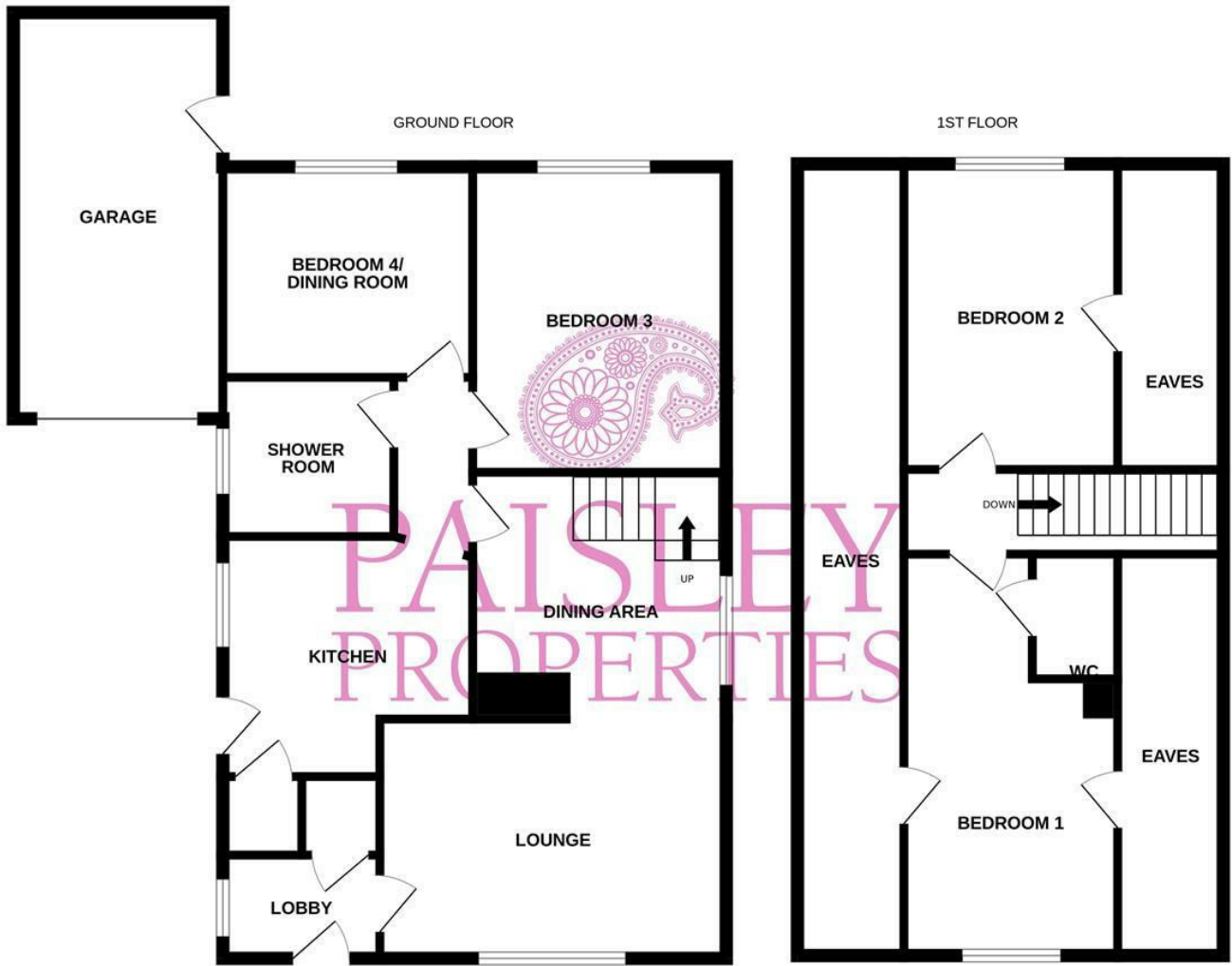
### **PAISLEY MORTGAGES**

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.

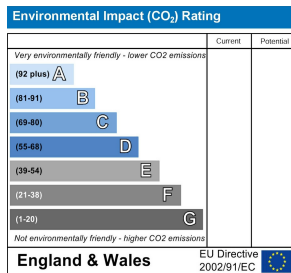
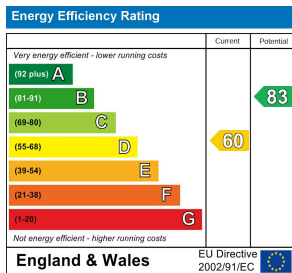
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **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.



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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