

91 Thorpes Avenue,  
Denby Dale HD8 8TB

OFFERS AROUND  
£415,000



THIS SUPERB FOUR DOUBLE BEDROOM FAMILY HOME OFFERS SPACIOUS ACCOMMODATION THROUGHOUT PRESENTED TO A GOOD STANDARD. EXTERNALLY THE PROPERTY DOES NOT DISAPPOINT HAVING A GOOD SIZED REAR GARDEN WITH A PLEASANT OUTLOOK BEYOND, DRIVEWAY PARKING AND AN INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 6'4" x 9'4"**

You enter the property through a composite door into a welcoming hallway which has panelling to the walls and wood flooring underfoot. A carpeted staircase ascends to the first floor. Doors lead to the dining room and living room.

### **DINING ROOM 9'3" x 11'9"**

Tastefully decorated with wood panelling, this great dining space has practical wood flooring underfoot and spots to the ceiling. A large opening extends to the kitchen and doors lead to the lounge and hallway.



### **KITCHEN 17'3" x 6'9" max**

Located to the rear of the property with two windows offering views of the rear garden, this fabulous kitchen is beautifully appointed with black gloss base and wall units, granite tops, pebble splashbacks and a black inset sink and drainer with a satin chrome mixer tap. Cooking facilities comprise of a gas range cooker with a black canopy extractor fan over. Wooden flooring runs underfoot. An exterior door leads out to the garden, a large square opening leads to the dining room and a door leads to the utility room.



### **UTILITY ROOM 4'2" x 8'10" max**

Handily sandwiched between the kitchen and the integral garage, this practical utility room has spaces and plumbing for a washing machine, tumble dryer and also a tall fridge freezer. Doors lead to the kitchen and the garage.



### **LIVING ROOM 9'0" x 21'0" max**

Spanning the full depth of the property, this lovely large living room is light and airy courtesy of a large window to the front and a set of sliding patio doors to the rear offering views of the garden. There is ample space for lounge furniture and even room for dining furniture if so desired. The current owners use the extra space as a play room for the children but it really is a versatile space. Wooden panelling to the walls gives a modern twist and the room is tastefully decorated. Doors lead to the dining room and entrance hallway.







### **FIRST FLOOR LANDING 8'11" x 10'6" max**

A carpeted staircase with wood panelling leads to the first floor landing which heads off in two directions and has a large cupboard housing the property's hot water cylinder and offering linen storage. A hatch gives access to the loft and doors lead to the four bedrooms and house bathroom.

### **BEDROOM ONE 8'10" x 14'4" max**

Positioned to the rear of the property with a window overlooking the garden and fields beyond, this neutrally decorated double bedroom has ample space for freestanding bedroom furniture. A door leads to the ensuite and landing.



### **EN SUITE 8'9" x 7'1" max**

This L-shaped contemporary bathroom is fitted with a wood effect and white vanity suite incorporating cupboards for storage, an integral handwash basin with mixer tap and a concealed cistern W.C. alongside a walk in double shower enclosure with a thermostatic waterfall shower head. The room is fully tiled with beige tiles with a decorative border and there are co-ordinating ceramic tiles underfoot. Spotlights to the ceiling, an illuminated mirror over the basin and a chrome heated towel radiator complete the look. A door leads to the bedroom.



### **BEDROOM TWO 10'10" x 11'9" max**

Again with a window to the rear overlooking the garden and countryside, this second generous double bedroom has attractive wood panelling to the walls and an abundance of space for freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 8'2" x 13'7" max**

This third double bedroom once again enjoys views of the garden and fields beyond from its window and has plenty of space for freestanding items of bedroom furniture. A door leads to the landing.





#### **BEDROOM FOUR 8'11" x 11'8" max**

A fourth double bedroom can be found to the front of the property with a window looking out over the quiet street. there is ample space for bedroom furniture items and a door leads to the landing.



#### **BATHROOM 16'5" x 5'4" max**

Recently updated by the present owners this contemporary bathroom is lovely and light courtesy of two windows. It is fitted with a white suite comprising of a freestanding oval bath tub,a white marble effect vanity unit with hand wash basin and a matching low level concealed cistern W.C. alongside a double walk in shower enclosure with a waterfall shower. Peacock blue tiles adorn the walls and white marble effect tiles run underfoot. Spotlights to the ceiling which is panelled with plastic cladding and a chrome heated towel rail complete the room. A door leads to the landing.





### REAR GARDEN

To the rear of the property is a fabulous garden which is mainly laid to lawn and has a good sized paved area for alfresco dining, perfectly positioned to take advantage of the countryside views beyond. There is also a shed for storing garden items.



### FRONT, GARAGE & PARKING

To the front of the property is a lawned garden and a double driveway leading to a single garage which has an electric roller shutter door, light and power.

## **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:  
Garage / Driveway

RIGHTS AND RESTRICTIONS:

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 no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

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 affected the property throughout our vendor's 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.

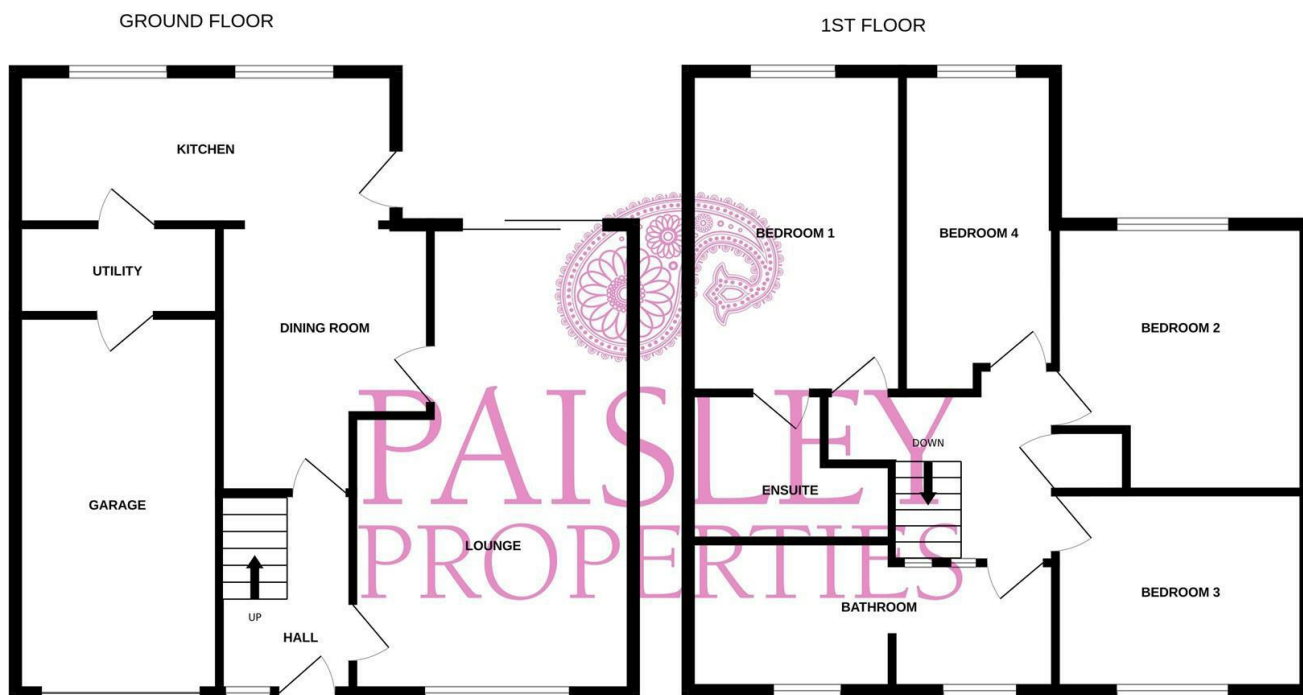
### **PAISLEY MORTGAGES**

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.

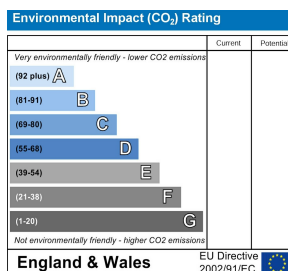
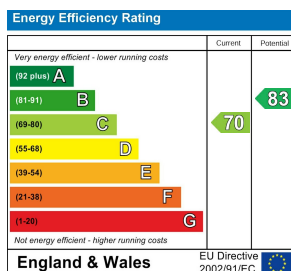
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **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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