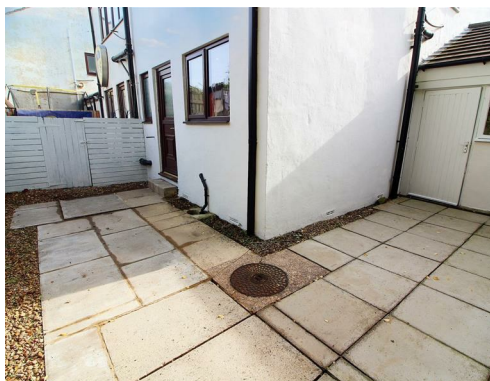


39 Sunnybank,  
Denby Dale HD8 8TJ

OFFERS AROUND  
£225,000



ENJOYING A CENTRAL VILLAGE LOCATION WITH LOCAL AMENITIES NEARBY, THIS SUPERB THREE BEDROOM SEMI DETACHED PROPERTY BENEFITS FROM A NEWLY FITTED KITCHEN, ENCLOSED REAR GARDEN AND OFF ROAD PARKING TO THE FRONT.

ENERGY RATING: C / FREEHOLD / COUNCIL TAX BAND: C

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a part glazed uPVC door into a handy entrance porch which is perfect for removing coats and shoes. There is practical vinyl flooring and a door opens to the lounge.

### **LOUNGE 13'3" max x 16'2" max**

Having been newly carpeted and painted, this wonderful living room is bright and airy and has an abundance of space for freestanding furniture. A front facing window overlooks the garden and doors lead to the entrance hallway and dining kitchen.



### **DINING KITCHEN 10'2" max x 11'1" max**

Benefiting from a newly installed kitchen including cream shaker style wall and base units, wood effect work surfaces, light grey tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, electric oven, four ring induction hob and there is space/plumbing for a washing machine or dishwasher. There is space for a dining table and chairs enabling the opportunity to enjoy meals with loved ones, there is vinyl flooring, spot lights to the ceiling and a rear facing window overlooking the garden. Doors lead to the lounge, inner hallway and rear garden.

### **DOWNSTAIRS WC 2'7" max x 5'2" max**

A handy downstairs cloakroom fitted with a low level WC, vinyl flooring and a rear facing obscure glazed window.





### **FIRST FLOOR LANDING**

Stairs ascend to the first floor landing which has a loft hatch providing access into the loft space, an airing cupboard housing the combination boiler and doors to the three bedrooms and house bathroom.

### **BEDROOM ONE 11'2" apx x 10'9" max**

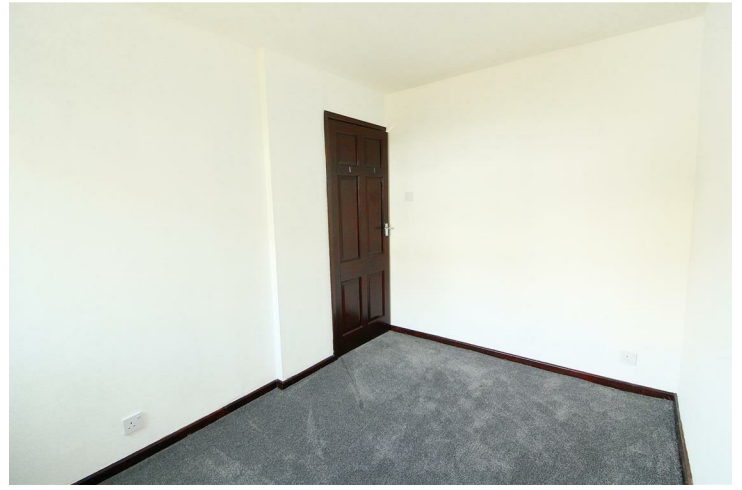
This generously sized double bedroom benefits from a bank of fitted wardrobes to one wall and still ample space for furniture. There is neutral decor, a front facing window and a door to the landing.



### **BEDROOM TWO 10'6" max x 7'6" max**

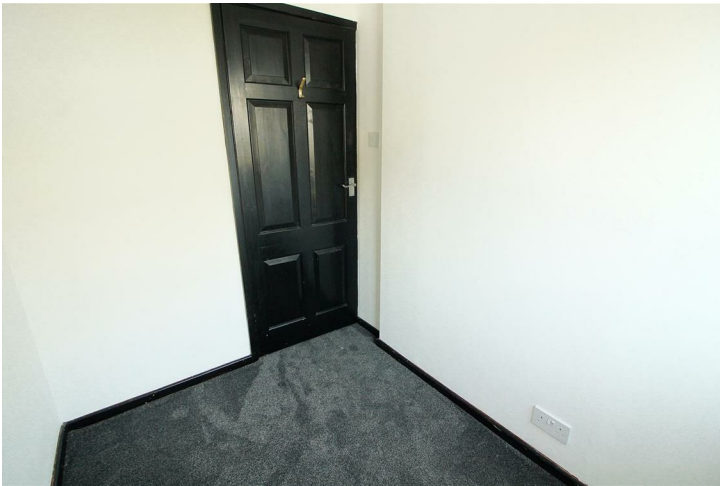
Another good sized bedroom this time positioned to the rear of the property with views over the garden from its window. There is neutral decor, new carpets and a door to the landing.





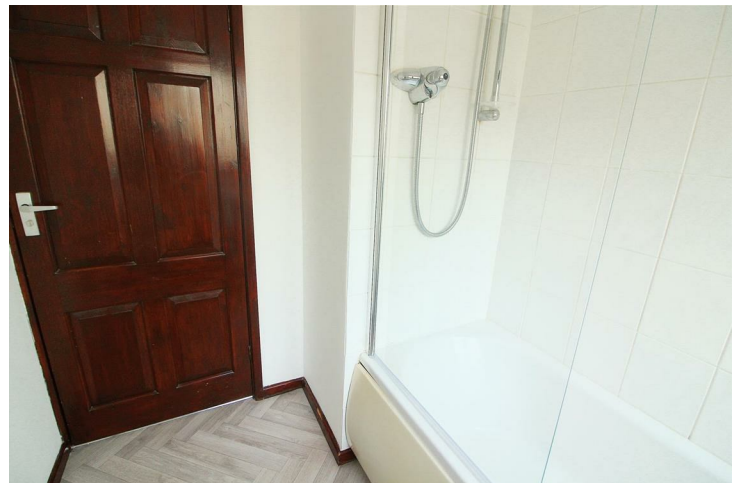
### **BEDROOM THREE 5'6" apx x 7'5" max**

This charming single room could alternatively make a great home office, hobby room or child's room and has a rear facing window providing the same garden views as bedroom two. There is neutral decor and a door leads to the landing.



### **HOUSE BATHROOM 7'3" max x 5'11" max**

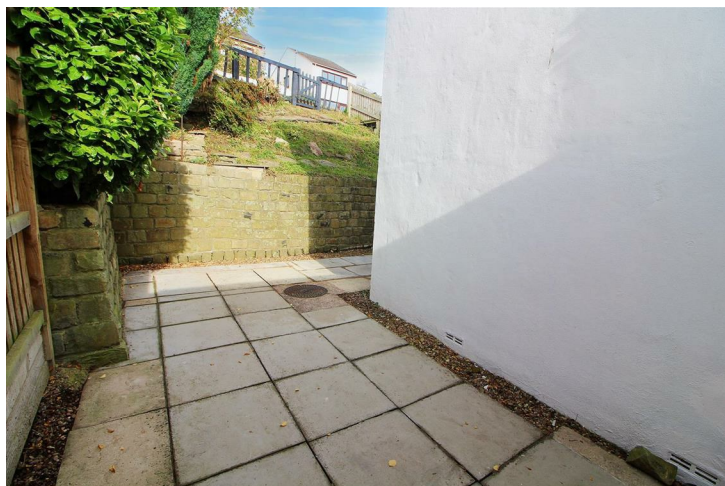
Fitted with a contemporary three piece white suite including a bath with shower over, low level WC and pedestal hand wash basin. The room is partially tiled with white wall tiles, a side facing obscure glazed window floods the room with light and vinyl flooring completes the room. A door leads to the landing.





## REAR GARDEN

With great scope to be landscaped into a beautiful tiered garden, this low maintenance rear garden has a patio adjoining the property allowing for outdoor dining and has a gate out to the back street. A door opens to the dining kitchen and garage.



## FRONT, GARAGE AND PARKING

To the front of the property there is an open lawned garden, shrubbery and off road parking leading up to an attached single garage which has an up and over door, power and light and could be used as a utility room if required.





**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.

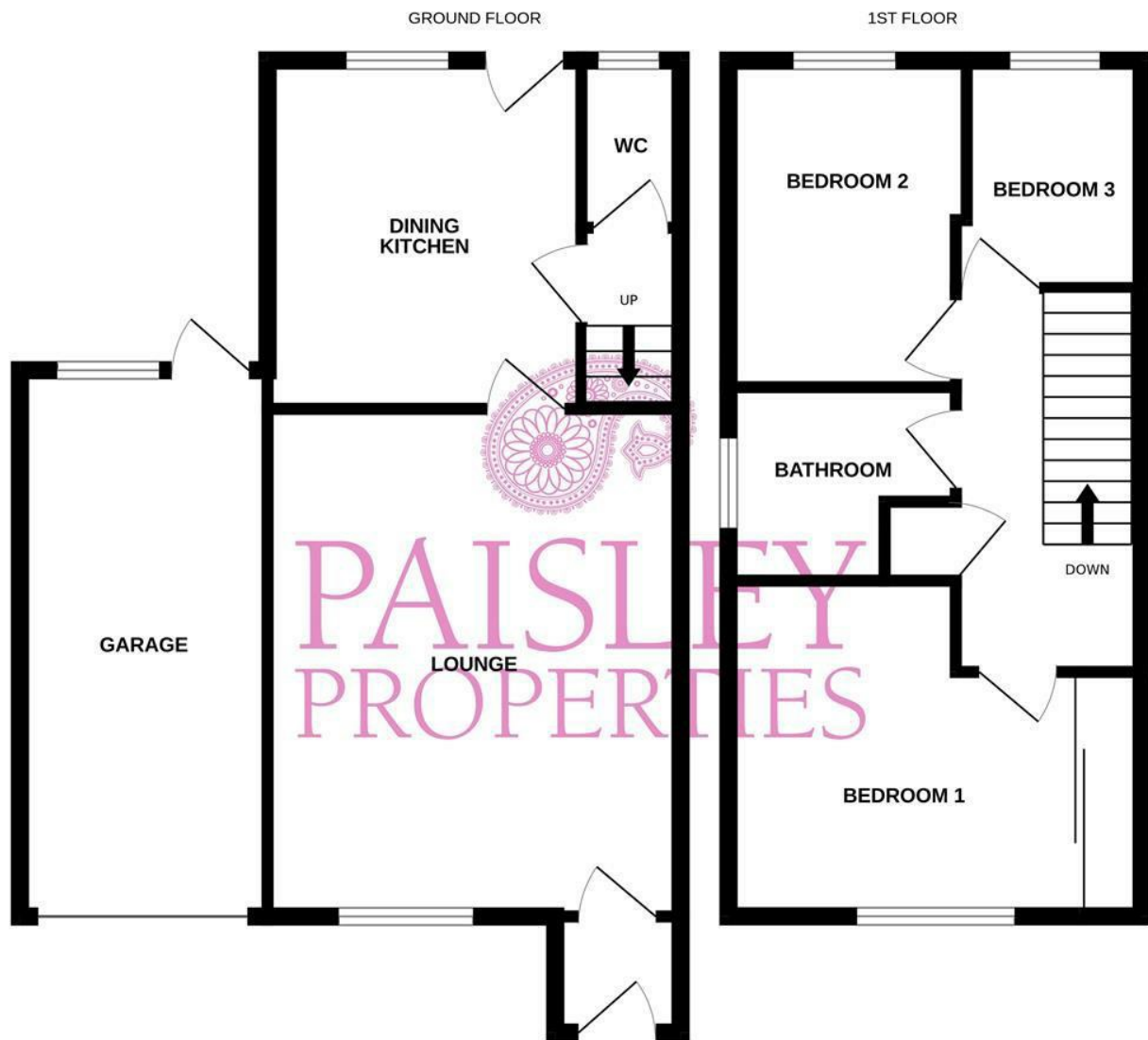
**PAISLEY MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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		

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
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t: 01226 395404

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