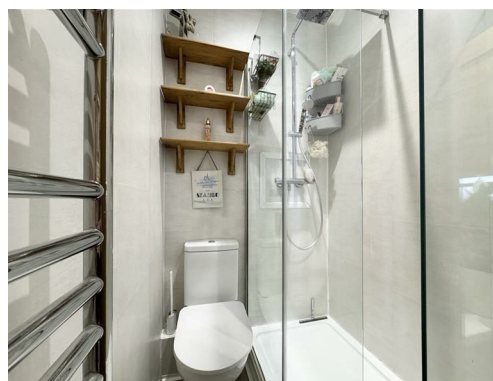
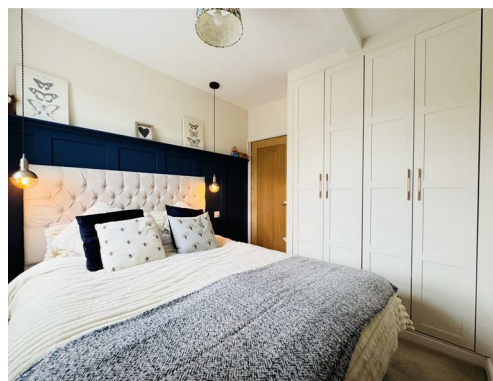


210 Wakefield Road,
Denby Dale HD8 8SZ

OFFERS AROUND
£185,000



THIS CHARMING STONE BUILT THREE BEDROOM MID TERRACED FAMILY HOME IS BURSTING WITH CHARACTER AND OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, AN ELEVATED BEAUTIFULLY LANDSCAPED REAR GARDEN AND ROADSIDE PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE PORCH

You enter the property through a white uPVC door with an attractive decorative stained glass panel into the entrance porch which has ample space to remove and store coats and shoes on arrival. A side window provides natural light and there are practical grey tiles underfoot. A door leads through to the lounge.



LIVING ROOM 15'0" apx max (into alcove) x 13'9" apx max

Simply flooded with natural light from a front facing window, this tastefully decorated spacious living room offers ample space for both lounge and dining furniture and has a gas stove in an inglenook style fireplace with a stone hearth as a focal point. Deep alcoves either side of the chimney breast are fitted with useful cupboards. The room is carpeted and has spotlights to the ceiling and a pendant light over the dining area. Oak doors lead through to the kitchen and entrance porch.



KITCHEN 9'3" apx max x 7'0" apx max

Located to the rear of the property with a large window allowing natural light to enter, this modern kitchen is fitted with a range of cream base and wall units, contrasting wood effect roll top work surfaces and a cream stone effect sink and drainer with mixer tap over. There is space for a freestanding cooker along with plumbing for a washing machine. A larder style walk in cupboard utilises the under-stairs space beautifully, providing storage for household items, hooks for coats and space to accommodate a tall fridge freezer and tumble dryer. The property's central heating boiler is also located in here. Grey slate effect tiles run underfoot and spotlights to the ceiling complete the room. Oak doors lead through to the lounge and to the staircase accessing the first floor.. An external part glazed door provides access to the rear of the property.



FIRST FLOOR LANDING

A carpeted staircase with an oak and glass balustrade ascends from the kitchen to the first floor landing which has a hatch providing access to the loft, spot lights and carpet underfoot. Doors lead to the three bedrooms and house shower room.



BEDROOM ONE 9'5" apx max x 9'4" apx max

Positioned to the front of the property with a window overlooking the street below, this charming double bedroom is decorated in neutral tones and has ample room for free standing bedroom furniture alongside fitted wardrobes. An oak door leads to the landing.



BEDROOM TWO 5'11" apx x 14'4" apx max

Again located to the front of the property, with views of the street below and treetops afar from its window, is this second double bedroom. Tastefully decorated in neutral tones there is ample space for items of bedroom furniture. An oak door leads to the landing.



BEDROOM THREE 9'10" apx x 6'10" apx max

This well proportioned third bedroom has been cleverly engineered to accommodate a standard double bed on a slightly elevated platform and is currently used as a child's bedroom but would alternatively also make a great home office, study, hobby room or dressing area. An obscure window to the rear allows natural light to enter. An oak door leads to the landing.



HOUSE SHOWER ROOM 4'1" apx x 6'3" apx max

Beautifully presented, incorporating a contemporary three piece suite including a white double shower tray with chrome waterfall shower over and handheld attachment, a bowl style hand wash basin with chrome mixer tap mounted upon a white vanity unit and a low level WC. This room is nicely finished with attractive tile effect shower boards and wood effect vinyl flooring. Spotlights and a chrome heated towel rail complete the room. An oak door leads to the landing.



REAR GARDEN

To the rear of the property there is a fantastic tiered garden. Access is provided via the kitchen, which takes you directly into a flagged courtyard which also has storage for outdoor equipment. A set of steep stone steps then ascend to the main garden which has different sections, all enjoying the same far reaching view. At the top of the garden is a raised deck that is ideal for outdoor furniture and the magnitude of the view can really be appreciated. There are plenty of mature trees, shrubs and plants throughout the garden and a timber fence ensures privacy from neighbouring properties. Open fields are directly behind the garden, meaning it is not overlooked.



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 A

PROPERTY CONSTRUCTION:

Standard brick and block / Stone

PARKING:

On Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on surrounding properties or land and the vendor has not received any planning 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 100 Mbps

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

Paisley Properties 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.

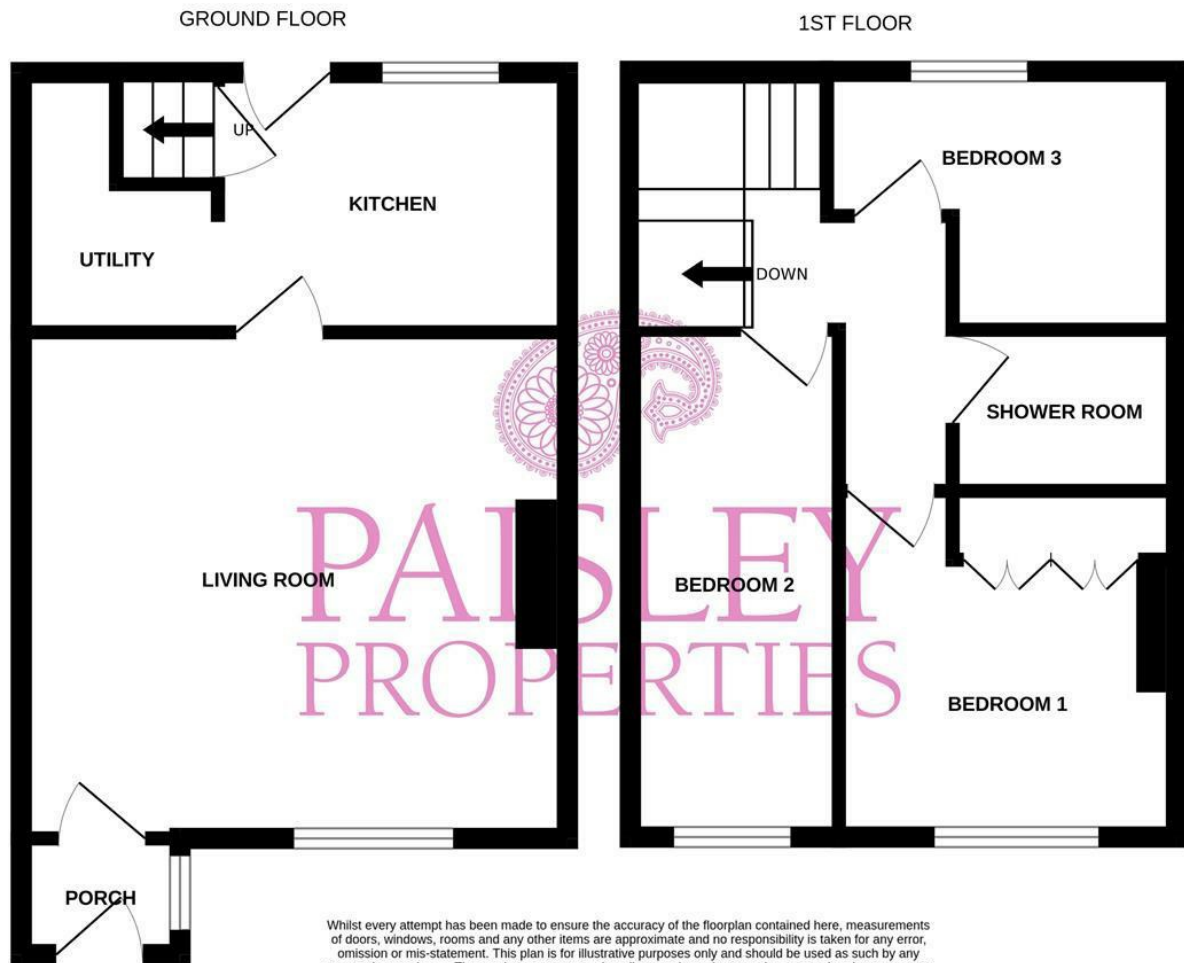
PAISLEY MORTGAGES

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 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 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		92
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES