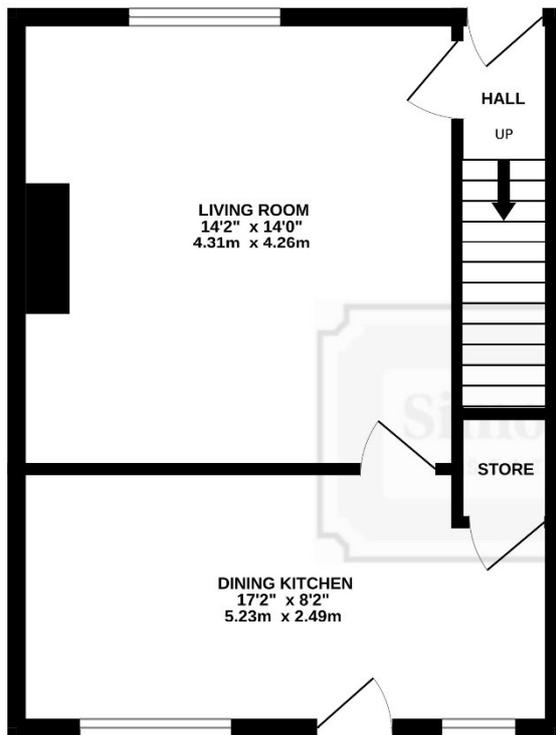


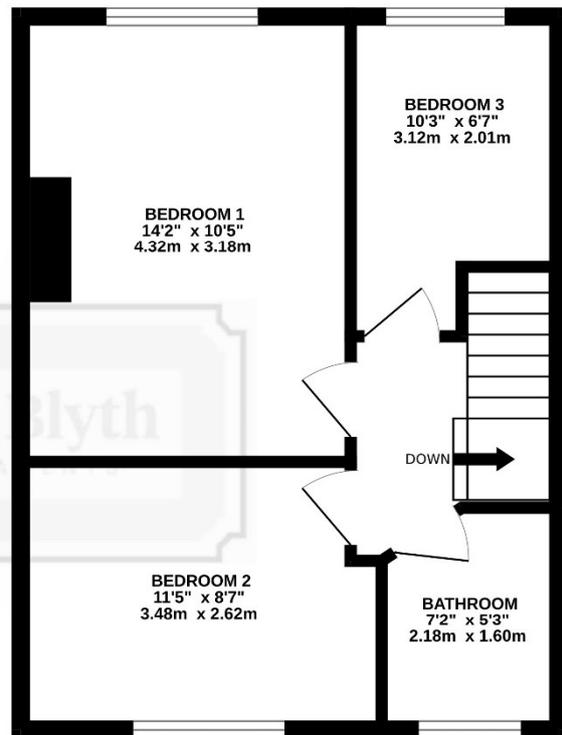


6 Denby Lane Crescent, Grange Moor, Wakefield, WF4 4EB

GROUND FLOOR



1ST FLOOR



DENBY LANE CRESCENT

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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PROPERTY DESCRIPTION

An attractively presented three bedroomed stone built inner through terrace house, occupying a delightful village location and part of a number of homes which form a horseshoe around an area of open green space ideal for young families.

The property has accommodation served by uPVC double glazing, gas central heating and briefly comprises to the ground floor entrance lobby, living room and dining kitchen. First floor landing leading to three bedrooms and bathroom. Externally there are gardens laid out to front and rear together with informal parking to the rear. The property is available with a number of items of furnishings available by separate negotiation at a price to be agreed.

Grange Moor is an excellent base for commuting to surrounding towns and cities as well as for accessing M1 and M62 motorways.

Offers Around £200,000

GROUND FLOOR

ENTRANCE LOBBY

With a uPVC frosted double glazed door, ceiling light point, central heating radiator, oak effect laminate flooring and with staircase rising to the first floor. To one side a timber panelled door opens into the living room.

LIVING ROOM

Measurements- 14'2" x 14'0"

As the dimensions indicate this is a well-proportioned reception room which has a uPVC double glazed window looking out across the front garden and with a lovely aspect beyond across the open green space. There is a ceiling light point, central heating radiator, oak effect laminate flooring and chimney breast. To the rear of the living room a timber and frosted glazed door provides access to the dining kitchen.



DINING/KITCHEN

Measurements- 17'2" x 8'2"

This has uPVC double glazed windows together with a composite panelled and frosted double glazed door, all of which provide this area with plenty of natural light. There is a ceiling light point, tiled floor, central heating radiator, bi-fold door giving access to a useful storage cupboard beneath the stairs. Kitchen is fitted with a range of modern white gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying timber effect worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome monobloc tap, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric fan assisted oven beneath, integrated washing machine, integrated slim line dishwasher, cupboard housing a Navien gas fired central heating boiler and breakfast bar.



FIRST FLOOR

LANDING

With a ceiling light point and loft access. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'2" x 10'5"

A good-sized double room situated to the front of the property with uPVC double glazed window looking out over the garden and enjoying a lovely aspect across open green space beyond. There is a ceiling light point, central heating radiator and chimney breast.



BEDROOM TWO

Measurements – 11'5" x 8'7"

A double room with uPVC double glazed window looking out to the rear. There is a ceiling light and central heating radiator.



BEDROOM THREE

Measurements – 10'3" x 6'7"

This is situated adjacent to bedroom number one and has a uPVC double glazed window enjoying a similar aspect, there is a ceiling light point, central heating radiator and bulkhead.



BATHROOM

Measurements- 7'2" x 5'3"

With inset ceiling downlighters, extractor fan, frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising wall hung handwash basin with chrome monobloc tap, low flush w.c and panelled bath with glazed shower screen and chrome shower fitting incorporating fixed shower rose and separate hand spray.



GARDENS

To the front of the property there is a south facing garden which has a lawn, composite decking and flagged pathway together with timber fencing and a timber hand gate which opens onto the open greenspace. To the rear there is an Indian stone flagged garden together with an outside cold-water tap, garden shed and garden store and with a timber hand gate giving access to the lane with informal parking beyond.





PARKING

There is informal parking directly opposite the property.

ADDITIONAL DETAILS

Central heating- The property has a gas central heating system with boiler replaced in August 2024

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

Directions- Using satellite navigation enter the postcode WF4 4EB

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

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MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259