



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Bank Lane, Upper Denby, Huddersfield, HD8 8UT

Offers Over £415,000

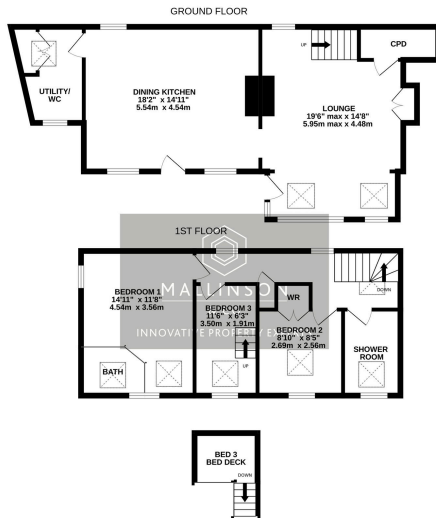
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- SEMI DETACHED COTTAGE • 3 BEDROOMS
- SUPERB OPEN PLAN DINING • UTILITY ROOM & W.C. KITCHEN
- CONTEMPORARY BATHROOM
- WEALTH OF CHARM & CHARACTER
- LOW MAINTENANCE LANDSCAPED GARDEN
- DRIVEWAY PROVIDING OFF STREET PARKING
- FAR REACHING VIEWS TOWARDS EMLEY MOOR
- SOUGHT AFTER VILLAGE LOCATION



TRULY EXCEPTIONAL!... LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF UPPER DENBY, TUCKED AWAY IN A PRIVATE AND SECLUDED POSITION IS THIS BEAUTIFULLY APPOINTED THREE BEDROOM COTTAGE STYLE PROPERTY. RETAINING A WEALTH OF CHARM AND CHARACTER WHILE SHOWCASING A STYLISH AND CONTEMPORARY FINISH, THE HOME HAS BEEN THOUGHTFULLY DESIGNED WITH FEATURES SUCH AS AN OAK EXTENSION, OPEN PLAN KITCHEN WITH A DUAL SIDED FIREPLACE, LANDSCAPED GARDENS, AND UNDERFLOOR HEATING TO THE GROUND FLOOR. OFFERING A PERFECT BLEND OF MODERN COMFORTS AND TRADITIONAL CHARACTER, THIS IS A MUST SEE PROPERTY, AND EARLY INSPECTION COMES HIGHLY RECOMMENDED.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used as a guide only. It is not to be used as a basis for any contract or agreement. The plan is for guidance purposes only and should be used as a guide only. It is not to be used as a basis for any contract or agreement. The plan is for guidance purposes only and should be used as a guide only. It is not to be used as a basis for any contract or agreement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Mallinson & Co**

Office: 01226 414 150

Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)

Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT