

12 Dearn Field,
Upper Cumberworth HD8 8NX

OFFERS AROUND
£290,000



THIS LOVELY TWO BEDROOM DETACHED BUNGALOW HAS BEEN EXTENDED AND BOASTS A LARGE DRIVEWAY, GARAGE AND GARDEN.

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

PAISLEY
PROPERTIES

HALLWAY



You enter the property through a part glazed composite door into the L shaped hallway. There is attractive wood flooring underfoot, and oak effect doors leading to the kitchen, lounge, two bedrooms and bathroom. A ceiling hatch provides access to the loft space.

KITCHEN 9'10" apx x 9'7" apx



Fitted with shaker style cream and oak effect wall and base units, granite work surfaces, tiled splashbacks and a ceramic one and a half bowl sink and drainer with mixer tap, this lovely neutral kitchen also benefits from a Cookmaster range style oven, extractor fan and integrated fridge. A window looks out over the front of the property, there is tiled flooring and a door leads to the hallway.

LOUNGE 16'11" apx x 10'10" apx



This large lounge offers ample space for a range of freestanding furniture and is tastefully decorated in soft pale tones. There is a feature brick fireplace with black tiled hearth which is currently home to a wood burning stove. The beautiful solid wood flooring continues through from the hallway, the room boasts ceiling and wall lighting alongside bi-folding doors which open fully into the conservatory providing the option to either separate the two living rooms or create an impressive open plan space.

*Please note there is no certification for the fire so this can be removed, and not replaced, if a buyer prefers.

CONSERVATORY 20'4" apx x 10'5" apx



A superb addition to the property, this fantastic conservatory spans the width of the property and offers extremely versatile living accommodation. The vendors currently have a dining table and chairs alongside sitting room furniture in here and often have the bi fold doors open into the lounge, making it the perfect entertaining space. There is an electric feature fire with timber mantle over, windows to three sides overlooking the pretty gardens, neutral decor and wood effect flooring. The aforementioned bi folding glazed doors lead to the lounge, French glazed patio doors open into the second bedroom/sitting room and further glazed patio doors provide access out into the garden.

BEDROOM ONE 12'9" apx x 9'2" plus wardrobes



This well proportioned double bedroom benefits from a bank of fitted wardrobes with oak/mirror sliding doors, which provide good storage and hanging space, and a front facing window. The room is decorated in soft neutral tones and has wood effect flooring underfoot. A door leads you to the hallway.

BEDROOM TWO 9'11" apx x 9'7" apx



Extremely versatile, this second bedroom would alternatively make a second sitting room, home office or hobby room. There is space for a double bed, although the vendors previously had a sofa bed in here offering the best of both worlds. The room is well presented, has solid wood flooring, French patio doors which can be opened into the conservatory and a door leading to the hallway.

BATHROOM 6'2" apx x 5'4" apx



Comprising of a three piece white suite including bath with central taps and an electric shower over, pedestal hand wash basin with mixer tap and a low level W.C, this modern bathroom is fully tiled, has space for freestanding storage and a side facing obscure glazed window. There is tile effect flooring and a door leads to the hallway.

FRONT, DRIVE AND GARAGE

The driveway has been extended to wrap around in front of the property and provides plenty of off road parking. The drive then leads to a single attached garage which has a utility space with plumbing for a washing machine and space for a tumble dryer alongside light and power. There is an up and over door.

A side gate provides access to the rear garden.

Well established hedge boundaries provide privacy from the roadside.

GARDEN



Having been transformed into a pretty low maintenance garden with decking, patio areas and pebbles, this garden is home to fruit trees, raised beds and alpines. There are places for pots, planters and outdoor furniture alongside space for sheds.

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 C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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 1000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

AGENT 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.

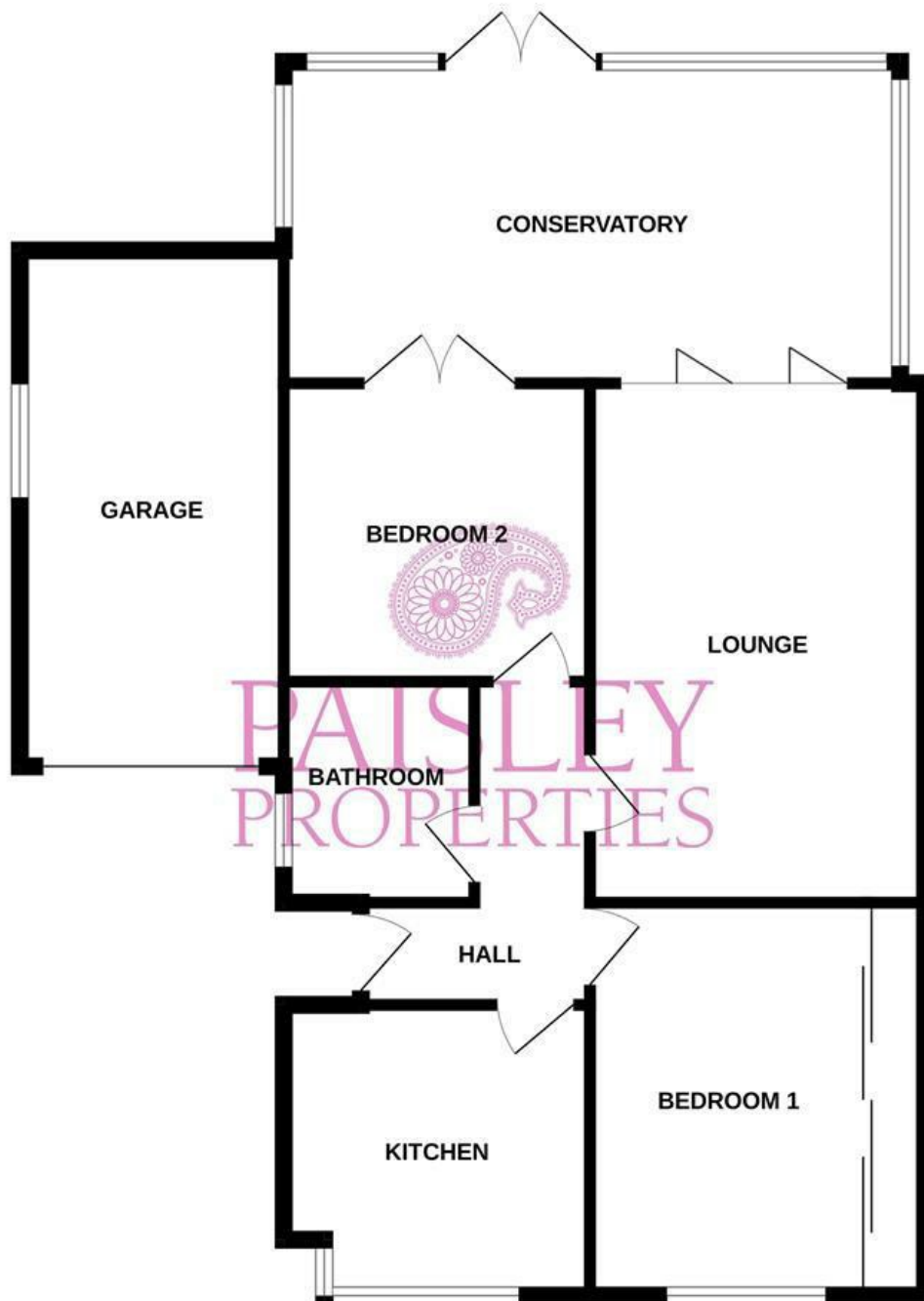
PAISLEY PROPERTIES

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. *



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 | | | |
| (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 | | 69 | 77 |
| 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 | | | |

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,
 Mapplewell, S75 6BW
 t: 01226 395404

