



**Wakefield Road, Denby Dale Huddersfield HD8 8SZ**

**welcome to**

## **Wakefield Road, Denby Dale Huddersfield**

UPDATED DETACHED COTTAGE STYLE PROPERTY AFFORDING THREE BEDROOM ACCOMMODATION AND WARRANTING AN INTERNAL INSPECTION. ENHANCED EXTERNALLY BY DELIGHTFUL GARDENS TO REAR AND OCCUPYING A SOUGHT AFTER POSITION.

### **Summary**

Located on the fringes of Denby Dale village this detached cottage style residence has been significantly updated by the current vendors and boasts move in condition affording three bedroom accommodation briefly comprising: entrance hall, living room, stylish kitchen, aforementioned three first floor bedrooms and house bathroom. Externally the property is enhanced by delightful gardens to the rear sitting adjacent to adjacent open countryside. Perfectly located for amenities in both Denby Dale and Scissett the property is in the catchment for well regarded schooling along with ease of access to surrounding commercial centres and the motorway network. The village railway station is also an added bonus.

### **Accommodation**

#### **Entrance Hall**

On entry there is a tiled floor covering, central heating radiator and staircase ascending to the first floor.

#### **Living Room**

15' x 12' 10" ( 4.57m x 3.91m )

A sizeable reception room with ample space for freestanding furniture, the focal point being the contemporary style living flame electric fire. The room has inset ceiling lighting, a central heating radiator, a wood effect floor covering and is double glazed to front aspect.

#### **Kitchen**

8' 1" x 6' 10" ( 2.46m x 2.08m )

Recently fitted with a stylish range of wall and base units with complementary worksurfaces incorporating a stainless steel sink and drainer unit with mixer tap. A good range of appliances include the integrated electric hob with extractor, oven,

fridge and washing machine whilst the room has a tiled floor covering, radiator a useful pantry housing the central heating boiler, is double glazed to rear and has a door leading out into the garden.

#### **First Floor Bedroom One**

10' 1" x 9' 1" ( 3.07m x 2.77m )

This double bedroom has a central heating radiator and is double glazed to front aspect.

#### **Bedroom Two**

11' 1" x 6' ( 3.38m x 1.83m )

Currently utilised as a dressing room but could easily act as the second bedroom, the room has a central heating radiator and is double glazed to rear aspect.

#### **Bedroom Three**

8' 3" x 7' 1" ( 2.51m x 2.16m )

The third bedroom or home office where required has a central heating radiator and is double glazed to rear aspect with a delightful outlook overlooking the fields.

#### **Bathroom**

8' x 6' 5" ( 2.44m x 1.96m )

A modern white suite comprising of low flush w/c, wall mounted hand washbasin and panelled bath with overhead rainfall unit and screen. There are complementary tiled walls and floor covering, a chrome effect heated rail ladder, extractor and double glazed obscure window.

#### **External**

To the front of the property there is on street parking available whilst the attractive rear garden sits adjacent to open fields and is ideal for relaxing or dining al fresco. It affords a good degree of



privacy with lawned and paved seating areas.



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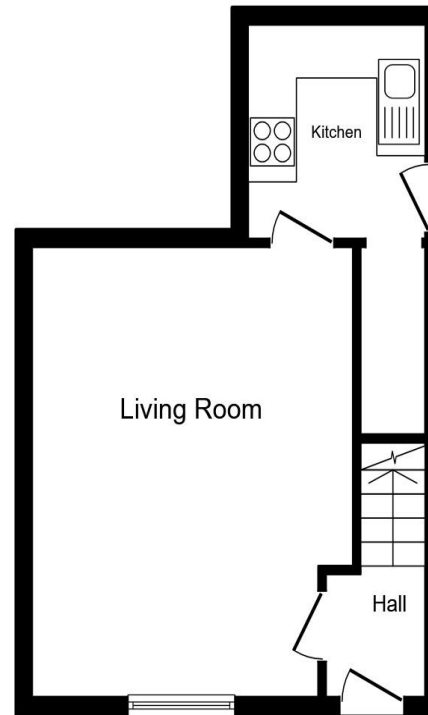
- Detached Cottage Style Residence
- Three Bedroom Accommodation
- Immaculately Presented
- Garden With Rural Outlook
- Fabulous Countryside Nearby

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

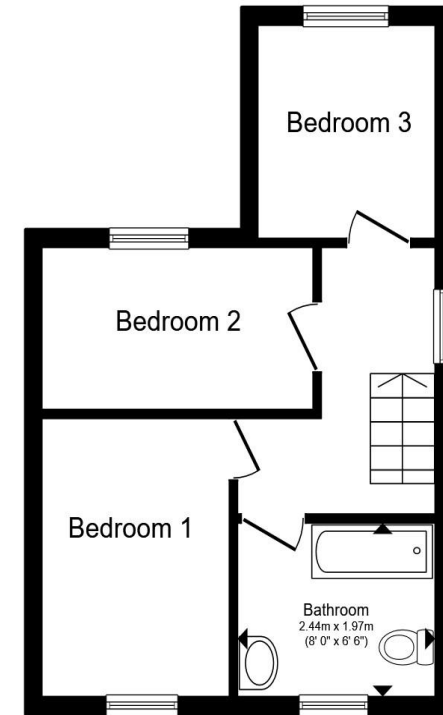
**£200,000**

### directions to this property:

From our offices on Victoria Street veer left onto Market Walk and continue forward onto Station Road. Continue forward to the New Mill crossroads and veer left onto Penistone Road in the direction of Barnsley. At the staggered junction at the Sovereign public house cross over in the direction of Denby Dale. Continue forward. Take the left hand fork into the village of Denby Dale and continue forward. Upon leaving the village the property can be found on the left hand side.



**Ground Floor**



**First Floor**

Total floor area 61.0 m<sup>2</sup> (657 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HMF108841 - 0005

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