



## 2 Gas Works Yard, Denby Dale, Huddersfield, HD8 8SB

Offers In The Region Of £270,000

A truly great opportunity to acquire this unique character 4 bedroom semi detached family home with a large former forge/workshop under the property with a long gated driveway to the rear of the property, there is real scope to use this space for a garage or business.

**ENTRANCE HALL**

Large L shaped entrance hall with doors leading to the Kitchen and reception rooms.

**SITTING ROOM**

13'7" x 11'3"

Good sized light filled Sitting room, the reception rooms could be swapped if need be.

**DINING ROOM**

15'1" x 12'7"

Another good sized reception room with gas fire with surround.

**KITCHEN**

12'7" x 6'5"

Fitted kitchen with door leading to the conservatory. Eye level fitted twin oven, space for washing machine, built in 4 ring gas hob.

**CONSERVATORY**

9'10" x 8'1"

Fully double glazed Upvc conservatory with patio door leading to the garden.

**BEDROOM**

13'0" x 11'10"

Spacious Double bedroom situated to the front of the property.

**BEDROOM**

13'0" x 9'2"

Double bedroom situated to the front of the property.

**BEDROOM**

13'0" x 6'10"

Single bedroom situated to the front of the property.

**SHOWER ROOM**

3 piece suite comprising shower cubicle, wc and wash hand basin.

**BEDROOM**

6'10" x 6'4"

Single bedroom situated to the rear of the property.

**EXTERNAL**

Parking are to the front of the property and small front garden. To the rear is a large rear garden with raised patio seating a large lawned area and long gated driveway leading down to the rear of the property to the large underhouse garage/workshop.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

C

## EPC Rating:

E

