



HOUSE
STYLE
Detached
House

RECEPTION
ROOMS

2

BEDROOMS

4

EPC RATING

D

NO VENDOR
CHAIN

STONE FRONTED DETACHED IN HIGHLY REGARDED SETTING – SIGNIFICANTLY IMPROVED AND RE-APPOINTED IN RECENT TIMES - OFFERING EASY ACCESS TO DELIGHTFUL SURROUNDING COUNTRYSIDE – WELL PLACED FOR DAILY COMMUTING - VIRTUAL TOUR AVAILABLE ON REQUEST

DESCRIPTION: During our client's ownership, this well proportioned stone fronted detached property has undergone extensive improvement and re-appointment, updates include replacement of a number of double glazed windows, new central heating, re-appointment of the kitchen, cloaks/WC and bathroom, whilst the gardens have also been landscaped and, as would be expected, full re-decoration has been carried out. Emley is a most sought-after village, this cul de sac setting being particularly desirable, many West and South Yorkshire centres can be easily accessed whilst delightful surrounding countryside is only a short walk away. Comprising front facing Entrance/Conservatory, Inner Hallway, Cloakroom/WC, Kitchen with oak units and integrated appliances, spacious full width rear facing Lounge/Dining Room, four first floor Double Bedrooms, House Bathroom, Gardens to front and rear, Driveway leading to Integral Garage.

£290,000

Zoopa.co.uk

 **rightmove**.co.uk

 **PrimeLocation**

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Property Details



ENTRANCE CONSERVATORY

8' 8" x 7' 11" (2.64m x 2.41m) This front facing conservatory also provides a charming place to sit and enjoy many hours of sunshine, it further lends itself to the storage of outdoor clothing and footwear and displays laminate flooring. Access in turn is then offered to the following.

INNER HALLWAY

With newly laid laminate flooring, the inner hall provides a single panel radiator and there is also a useful understairs storage area. Furthermore, secure internal access is provided to the garage.



KITCHEN

10' 6" x 9' 1" (3.2m x 2.77m) Having a front-facing window, the kitchen provides a generous range of recently installed oak fronted units, comprising of an inset one and a half bowl stainless steel sink unit with cupboards under, there are further base and wall mounted units and also a good expanse of worktop surfaces having ceramic tiling to the surrounds and further benefitting from concealed lighting to the underside of some of the wall units. Once again, there is laminate flooring, in addition there are plumbing facilities for an automatic washing machine, a number of ceiling downlighters and the sale will include the integrated Whirlpool double oven, four ring induction hob with extractor canopy over, dishwasher, fridge and freezer.



LOUNGE/DINING ROOM

21' 8" x 14' 4" (reducing to 10'10") (6.6m x 4.37m) This very well proportioned open-plan room extends the full width of the property to the rear elevation, where double glazed sliding patio doors at the dining area in turn give access to the rear garden. There is a centrally placed



newly installed Dunsley wood-burning stove, whilst the room also exhibits delightful polished walnut effect laminate flooring, there is coving to the ceiling and also a number of downlighters to the lounge area and there are also two double panel radiators within the room.

CLOAKROOM/WC

4' 11" x 3' 10" (1.5m x 1.17m) Having a newly installed suite in white, comprising of a concealed flush WC and vanity wash hand basin with cupboard beneath. There is attractive half-height panelling to the walls, laminate flooring and a radiator.



From the Inner Hallway, a return staircase with radiator to the half landing rises to the first floor.



BEDROOM ONE

11' 9" x 11' 0" (3.58m x 3.35m) This rear facing principal double bedroom enjoys a fine outlook over the rear garden and is heated by a single panel radiator.



BEDROOM TWO

11' 7" x 8' 6" (3.53m x 2.59m) With front-facing window and single panel radiator.

BEDROOM THREE

9' 10" x 9' 7" (3m x 2.92m) A rear facing double bedroom which once again has a single panel radiator.



BEDROOM FOUR

9' 8" x 7' 8" (2.95m x 2.34m) This front facing bedroom is currently utilised as a home office and is heated by a single panel radiator.



HOUSE BATHROOM

6' 3" x 6' 4" (1.91m x 1.93m) Just re-appointed to a most delightful standard, having attractive shower board panelling to the walls and providing a three piece suite in white comprising of a panelled bath with shower screen and mixer tap/shower attachment, pedestal wash hand basin and low flush WC. There is also a heated towel rail.



LANDING

This well proportioned landing area provides a loft access facility and there is also a built-in shelved linen storage cupboard.



OUTSIDE

To the front is an attractive lawned garden with traditional established borders, whilst a driveway provides off-street parking for one vehicle and leads in turn to the INTEGRAL GARAGE having internal measurements of 17'6" x 9" and benefitting from light and power supplies. To the rear of the property is a recently landscaped garden, being predominantly laid to lawn, once again displaying attractive, well stocked and tended borders, whilst there is also a paved sitting area adjacent to the rear elevation.



SERVICES

All mains are laid to the property.

HEATING

A gas fired heating system is installed.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing.

TENURE

We understand the property to be Freehold.

RECENT IMPROVEMENTS

During our clients' ownership, the property has undergone a great deal of improvement and re-appointment, the following being an indication of the quality of work carried out:

New central heating boiler and updated system

New consumer unit and updated/tested wiring system

New fittings to the kitchen, bathroom and cloakroom/WC

Replacement of a number of double glazed windows

Renewal of the flat roof which extends over the garage, entrance hall and cloakroom

DIRECTIONS

Postcode: HD8 9XR - for SatNav purposes

**For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk**

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