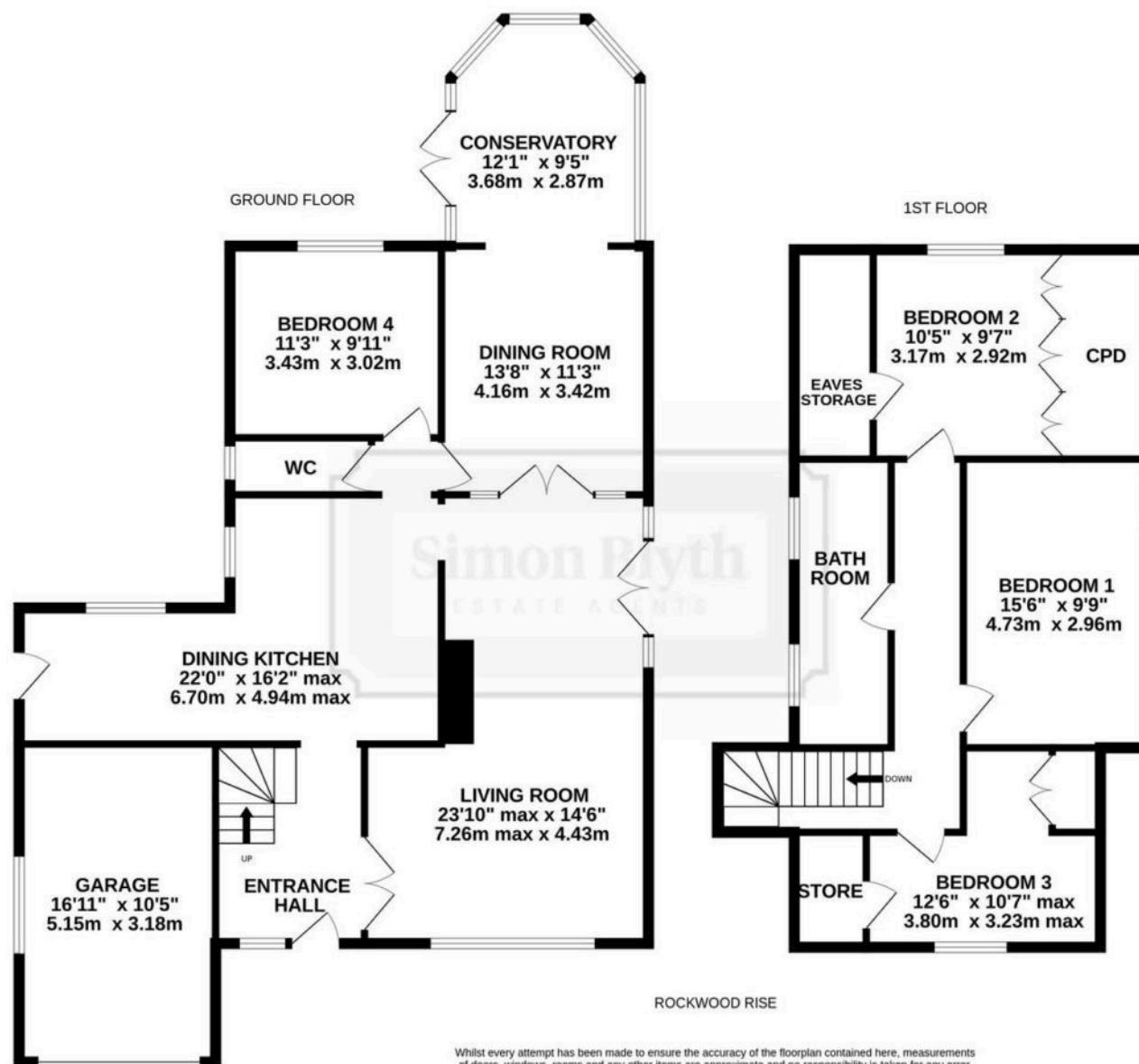




**Rockwood Rise, Denby Dale**  
Huddersfield, HD8 8SN

Offers in Region of **£475,000**





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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## 27 Rockwood Rise

Denby Dale, Huddersfield, HD8 8SN

OCCUPYING A PARTICULARLY LARGE CORNER PLOT, AND COMPLIMENTED BY TREE-LINED BACK DROP, THIS DETACHED, DORMER BUNGALOW IS FINISHED TO A FANTASTIC STANDARD. LOCATED IN THE POPULAR VILLAGE OF DENBY DALE, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND A SHORT DISTANCE FROM AMENITIES. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY OF INTERIOR AND THE SUPERB GARDENS THIS HOME HAS TO OFFER.

The property accommodation briefly comprises of entrance hall, downstairs WC, generous L-Shaped lounge, breakfast kitchen, utility room, formal dining room, home office/ground floor bedroom and garden room to the ground floor. To the first floor there are three well proportioned bedrooms and the luxury house bathroom. Externally there is a driveway to the front leading to the garage with EV point and mature tree and shrub borders. The property benefits from gardens to all four side, plus a fabulous blend of patio areas and lawn with well-stocked, tree-lined surround.

Tenure Freehold.  
Council Tax Band E.  
EPC Rating C.









## GROUND FLOOR

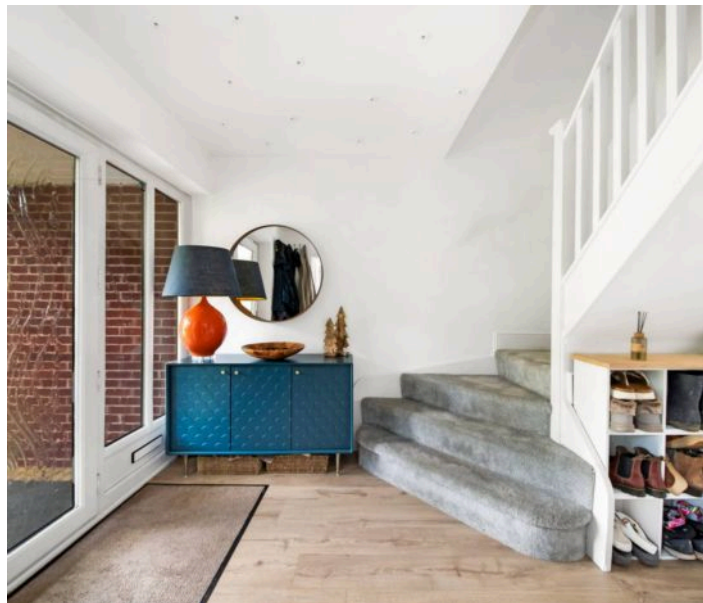
### ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance hall. There is a bank of double-glazed, three-quarter-depth windows to the front elevation providing a great deal of natural light, high-quality flooring, LED inset lighting to the ceiling, a radiator, and a kite winding staircase with wooden banister and spindle balustrade which proceeds to the first floor. A doorway leads into the open-plan dining kitchen and family room, while twin multi-panel timber and glazed doors lead into the lounge.

### LOUNGE

23' 10" x 14' 6" (7.26m x 4.42m)

The lounge is a generously proportioned, light and airy reception room with dual-aspect windows, including a bank of five windows with integrated blinds to the front elevation and double-glazed French doors with adjoining windows with integrated blinds to the side elevation. There is a continuation of the high-quality flooring from the entrance hall, as well as decorative coving to the ceiling, two radiators, and the focal point of the room is the media wall unit with wall-mounted, remote controlled fireplace with timber lintel above, recess for a flat screen television, and display shelving with inset spotlighting and storage beneath. Twin timber and glazed doors with adjoining windows lead into the formal dining room, and a multi-panel door proceeds back into the open-plan dining kitchen.







## OPEN-PLAN DINING KITCHEN

22' 0" x 16' 2" (6.71m x 4.93m)

The dining kitchen enjoys a great deal of natural light cascading through dual-aspect windows, a double-glazed external door with obscure glass to the side elevation, and banks of windows to the rear and side elevations. There is high-quality flooring, three ceiling light points, a horizontal cast-iron radiator, and multi-panel doors providing access to the home office, downstairs WC and into the formal dining room / library. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, composite sink unit with pull-out chrome hose mixer tap. There is space for a five-ring range cooker with attractive tiling to splash areas and canopy-style Smeg cooker hood over, an automatic washing machine and an American-style fridge freezer. There is under-unit lighting, an integrated dishwasher, glazed display cabinets, and a tall pantry cupboard.





### FORMAL DINING ROOM

13' 8" x 11' 3" (4.17m x 3.43m)

The formal dining room features decorative coving to the ceiling, inset spotlighting to the ceiling, a central ceiling light point, a radiator, high-quality flooring, and a double doorway which leads seamlessly into the conservatory.

### CONSERVATORY

12' 1" x 9' 5" (3.68m x 2.87m)

The conservatory features banks of windows to the rear and both side elevations, offering pleasant views onto the well-stocked shrub and tree borders, while double-glazed French doors lead out to the raised patio. There is high-quality flooring and a radiator.

### DOWNSTAIRS WC

The WC features a white, two-piece suite comprising a low-level WC with push-button flush and a wash hand basin with chrome mixer tap. There is laminate flooring, a radiator, and a double-glazed window to the side elevation.







#### HOME OFFICE / GROUND FLOOR BEDROOM

11' 3" x 9' 11" (3.43m x 3.02m)

The home office features high-quality flooring, a central ceiling light point, a radiator, bespoke cedar-clad wall panelling, and a bank of double-glazed windows to the rear elevation. The room could be utilised as a double bedroom with a Murphy bed inset into the storage unit to the side.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There are multi-panel doors providing access to three well-proportioned bedrooms and the luxury house bathroom, as well as inset spotlighting to the ceiling and a radiator.

### BEDROOM ONE

15' 6" x 9' 9" (4.72m x 2.97m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the side elevation, offering a pleasant tree-lined outlook, decorative wall panelling, coving to the ceiling, a central ceiling light point, a radiator, and a loft hatch providing access to a useful storage area.

### BEDROOM TWO

10' 5" x 9' 7" (3.18m x 2.92m)

Bedroom two is situated to the rear of the property and can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a radiator, a ceiling light point, and a useful under-eaves storage area. The room also benefits from fitted wardrobes which are inset under the eaves, providing a great deal of additional storage with hanging rails and shelving, plus a matching dressing table with display shelving over and LED downlight. There are two 3-drawer units and tall display cupboard.

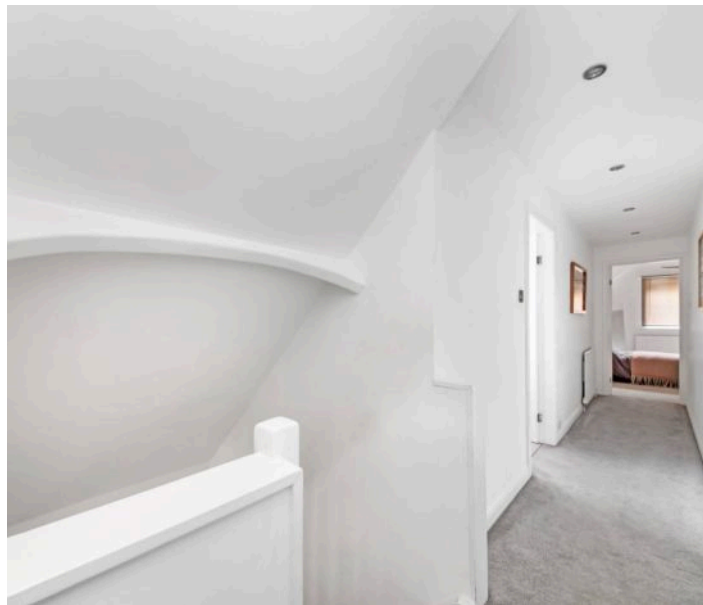
### BEDROOM THREE

12' 6" x 10' 7" (3.81m x 3.23m)

Bedroom three can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, high-quality flooring, and a useful under-eaves storage cupboard with display shelving in situ.

### HOUSE BATHROOM

The luxury house bathroom features a high-quality,







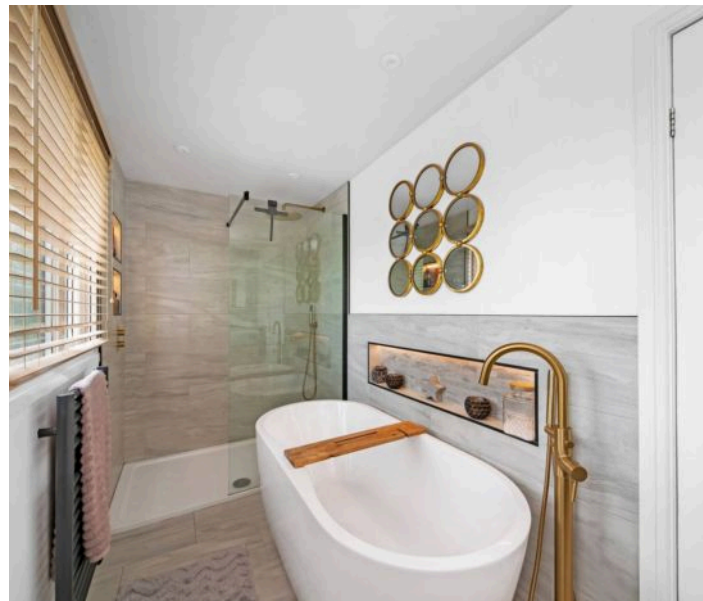
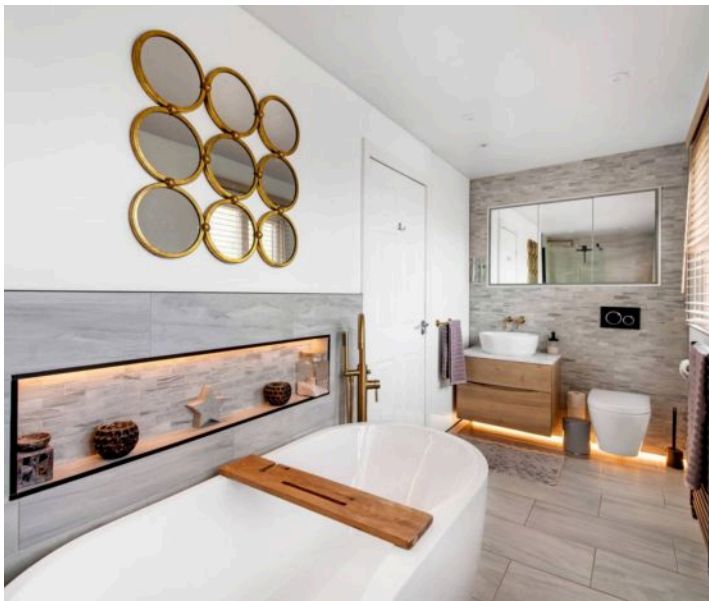
### BEDROOM THREE

12' 6" x 10' 7" (3.81m x 3.23m)

Bedroom three can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, high-quality flooring, and a useful under-eaves storage cupboard with display shelving in situ.

### HOUSE BATHROOM

The luxury house bathroom features a high-quality, modern, four-piece suite comprising a fixed frame shower cubicle with thermostatic rainfall showerhead and separate handheld attachment, a double-ended freestanding bath with floor-mounted showerhead mixer tap, a wall-mounted, low-level WC with concealed cistern and push button flush, and a broad wash hand basin with wall-mounted mixer tap set upon a floating marble vanity shelf with drawers beneath. There is attractive tiled flooring and skirting, LED floor lighting, tiling to splash areas, recessed toiletry shelving, a built-in LED backlit vanity mirror with additional storage, inset spotlighting to the panelled ceiling, two banks of double-glazed windows with obscure glass to the side elevation, and two ladder-style Tissino radiators.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which leads to the garage, where there is also an EV point. The front garden is laid predominantly to lawn with well-stocked flower and tree borders and part-wall and part-hedge boundaries.

### REAR GARDEN

The property occupies a generous corner plot benefitting from gardens to all sides and various Indian stone flagged patios, ideal for al fresco dining and barbecuing. A lawn garden meanders through the patios and pathways with well-stocked, low maintenance flower and shrubs beds, and attractive fence and hedge boundaries. To the rear of the property are mature borders, a lower gravelled hardstanding with space for a garden shed, various external lights, external plug points, and an external tap.

### GARAGE

Single Garage

### DRIVEWAY

2 Parking Spaces

















## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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