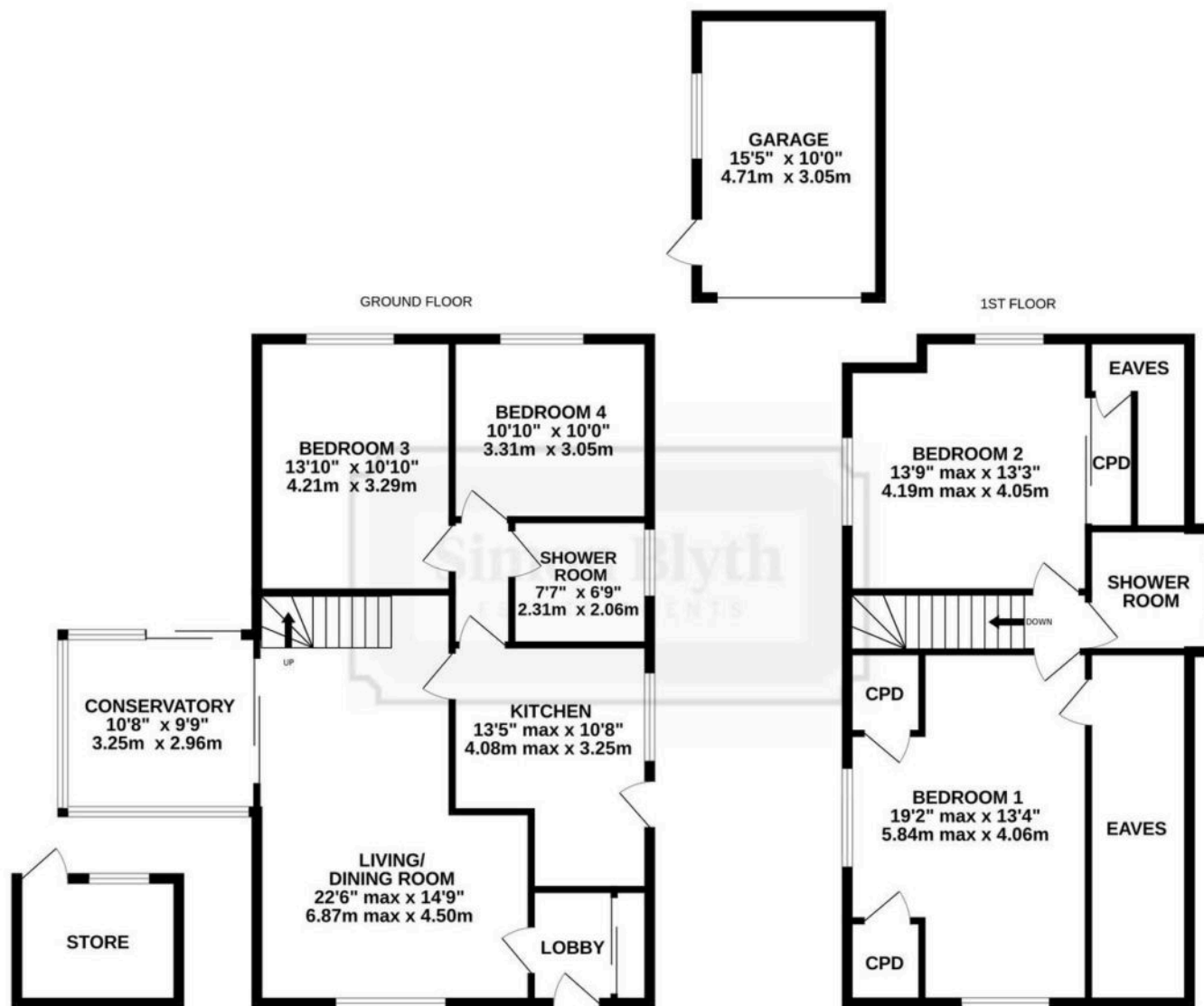




Greenside, Denby Dale
Huddersfield, HD8 8QY

Offers in Region of **£365,000**



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21 Greenside

Denby Dale, Huddersfield, HD8 8QY

OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS, IS THIS FABULOUS DETACHED, DORMER BUNGALOW STYLE HOME. NESTLED IN A QUIET WOODLAND SETTING WITH SPACIOUS GARDENS AND A WEALTH OF INTERNAL SPACE FOR THE GROWING FAMILY. THE PROPERTY IS SITUATED IN THE POPULAR VILLAGE OF DENBY DALE, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises entrance, open-plan living/dining room, conservatory, kitchen, inner hallway, two ground floor bedrooms and shower room to the ground floor. To the first floor are two further, spacious double bedrooms and a shower room. Externally, there is gated driveway to the front providing off street parking and lawn garden, and to the rear is an enclosed garden with flagged patio ideal for al fresco dining and barbecuing and a further lawn garden. There is a detached garage and useful concrete shed for additional storage.

Tenure Freehold.
Council Tax Band D.
EPC Rating D.



GROUND FLOOR

ENTRANCE LOBBY

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing. The entrance lobby features a wood panelled ceiling with central ceiling light point, laminate flooring, a multi-panel door providing access to the open-plan dining kitchen, and a useful storage cupboard with sliding doors and shelving and houses the combination boiler.

OPEN-PLAN LIVING DINING ROOM

22' 6" x 14' 9" (6.86m x 4.50m)

The living dining room enjoys a great deal of natural light which cascades through the dual-aspect windows, including a bank of windows to the front elevation and double-glazed sliding patio doors to the side elevation which lead seamlessly through to the conservatory. There is decorative coving to the ceiling, a central ceiling light point with ornate ceiling rose, two wall light points, two radiators, a decorative dado rail, and laminate flooring. A multi-panel door provides access to the kitchen, a kite winding staircase with wooden banister and spindle balustrade proceeds to the first floor, and the focal point of the room is the electric fireplace with marble inset and hearth and ornate timber mantel surround.





CONSERVATORY

10' 8" x 9' 9" (3.25m x 2.97m)

The conservatory enjoys a great deal of natural light with triple-aspect banks of windows to the front, side and rear elevations, including a double-glazed sliding door providing access to the gardens and offering a pleasant outlook. There is vinyl tiled flooring, two wall light points, and ample plug points.

KITCHEN

13' 5" x 10' 8" (4.09m x 3.25m)

The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled edge work surfaces over, which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring ceramic hob with integrated cooker hood over and an electric fan-assisted oven, as well as space and provisions for an automatic washing machine, a tumble dryer and a fridge freezer unit. There is a ceiling light point, a bank of double-glazed windows to the side elevation, a chrome ladder-style radiator, glazed display cabinets with leaded detailing, under-unit lighting, corner display shelving, and a multi-panel door providing access to the inner hallway.



INNER HALLWAY

The inner hallway has multi-panel doors providing access to two well-proportioned double bedrooms and the house shower room, a ceiling light point, and laminate flooring.

BEDROOM THREE

13' 10" x 10' 10" (4.22m x 3.30m)

Bedroom three is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views across the gardens, a ceiling light point with ornate ceiling rose, a decorative dado rail, laminate flooring, and a radiator.

BEDROOM FOUR

10' 10" x 10' 0" (3.30m x 3.05m)

Bedroom four can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, laminate flooring, a central ceiling light point, and floor-to-ceiling fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ.

SHOWER ROOM

7' 7" x 6' 9" (2.31m x 2.06m)

The shower room features a modern, white, three-piece suite comprising a fixed frame shower cubicle with thermostatic shower, a low-level WC with push-button flush and concealed cistern which incorporates a high-gloss vanity unit with broad wash hand basin and chrome monobloc mixer tap. There is attractive tiled walls, tiled flooring, a chrome ladder-style radiator, a ceiling light point, and a double-glazed window with obscure glass to the side elevation.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite winding staircase from the open-plan living dining room, you reach the first floor landing. There is a central ceiling light point, a decorative dado rail, and multi-panel doors providing access to two further double bedrooms and the house first floor shower room.

BEDROOM ONE

19' 2" x 13' 4" (5.84m x 4.06m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There are dual aspect banks of windows to the front and side elevations providing pleasant views over rooftops, a ceiling light point, a radiator, laminate flooring, and ample under-eaves storage cupboards.

BEDROOM TWO

13' 9" x 13' 3" (4.19m x 4.04m)

Bedroom two is another double bedroom with ample space for freestanding furniture. There are dual aspect windows to the rear and side elevations, a ceiling light point, a radiator, and useful under-eaves storage with hanging rails in situ. The window to the rear elevation has a pleasant woodland outlook, while the window to the side offers lovely views across nearby fields and open countryside.



FIRST FLOOR SHOWER ROOM

The shower room features a white, three-piece suite comprising a broad pedestal wash hand basin, a low-level WC with push-button flush, and a fixed frame shower cubicle with thermostatic shower. There is tile-effect vinyl flooring, tiling to the walls, an extractor fan, a ceiling light point, a radiator, a towel rail, a wall-mounted mirrored vanity unit, and a double-glazed window with obscure glass to the side elevation.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a gated driveway which leads down the side of the property to a second set of gates and then to a detached garage. The front garden is laid predominantly to lawn with flower and shrub beds and a separate pedestrian access from Greenside with a pathway which leads up to the front door. There is an external light, fenced boundaries, and a gate down the other side of the property which encloses the rear gardens.

REAR GARDEN

Externally to the rear, the property benefits from a particularly private and enclosed rear garden which is laid predominantly to lawn and enjoys a pleasant, tree-lined outlook. There is a flagged patio area immediately outside the conservatory, which is an ideal space for al fresco dining and barbecuing, and to the top of the garden is a hardstanding for a substantial garden shed/workshop. There are part-fence and part-wall boundaries, a detached garage, and a versatile additional outbuilding for further storage. The workshop features a pedestrian access door, a double-glazed window to the front elevation, lighting and power in situ, and would be ideal as a garden office/recreational area. The substantial garden shed features sliding pedestrian access doors, ample space for gardening equipment, and could be utilised as a potting shed.

GARAGE

The detached garage features an up-and-over door, lighting and power in situ, a pedestrian access door to the side elevation, and a bank of double-glazed windows to the side elevation.





VIEWING

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

BOUNDARY OWNERSHIP

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