4 Wood Nook,
Denby Dale HD8 8RR

OFFERS AROUND
£525,000















THIS GENEROUSLY SIZED FIVE BEDROOM SEMI DETACHED HOME SITS ON A LARGE PLOT WITH AMPLE PARKING AND DOUBLE GARAGE.

FREEHOLD / KIRKLEES COUNCIL TAX BAND: E / ENERGY RATING :D

PAISLEY
PROPERTIES

ENTRANCE HALL 13'8" apx x 6'8" apx (incs stairs)
You enter the property through a glazed door into a welcoming entrance hallway. There is space here to remove coats and shoes and house freestanding furniture. A tall window to the side of the door allows further light to shine through, there is walnut wood effect laminate flooring and contemporary glass doors lead to the lounge, second reception room and dining kitchen.



LOUNGE 18'9" max x 18'5" max
This impressive lounge is generous in size and has a wonderful front facing bay window with views out over the garden. A roof lantern allows natural light to cascade down from above and there is a beautiful feature fire place with black granite surround and gas fire creating a focal point to the room. There is a combination of ceiling and wall lights, walnut wood effect laminate flooring, deep skirting boards and a glass door which leads to the entrance hall.





SECOND RECEPTION ROOM 15'6" apx x 11'6" apx
Currently used as a games room / work space, and previously a play room, this versatile space would alternatively make a fantastic formal dining room or snug. There is a picture shelf around the room, patio doors with tall windows either side which provide access out onto the garden and an obscure glazed door leading to the entrance hall.





DINING KITCHEN 17'10" apx x 12'8" apx
Positioned to the rear of the property this superb dining kitchen has ample space to accommodate a dining table and chairs and has two windows looking out over the garden.
The kitchen is fitted with cream gloss wall and base units, contrasting roll top black work surfaces, cream tiled splashbacks, two circular sinks with central mixer tap and an integrated dishwasher. There is space for a freestanding double stove or range, a Stoves double width extractor fan, and space for a freestanding fridge freezer. The walnut effect laminate flooring continues through from the hall and spot lighting completes the room. An external glazed door opens to the garden, a glass internal door leads to the hallway and a further door leads to the utility room.





UTILITY AND W.C 9'8" apx x 7'7" apx
Located off the kitchen this useful utility room has white wall and base units, roll top work surfaces, tiled splashbacks, a stainless steel sink and drainer with hot and cold taps and space for a washing machine and tumble dryer. The room also incorporates a pedestal hand wash basin with mixer tap and low level W.C. There are spot lights to the ceiling, two obscure glazed side windows, laminate flooring and a door which leads to the kitchen.



FIRST FLOOR LANDING 14'3" max x 9'11" max
Stairs ascend from the entrance hall to the first floor landing. This L shaped area has stairs ascending to the second floor and doors which lead to the four bedrooms, house bathroom and separate shower room.

BEDROOM TWO 15'7" apx x 12'2" apx
This bright and airy kingsize room offers plenty of room for a wide range of freestanding bedroom furniture and has a lovely view across the garden and beyond over Denby Dale's roof tops from its window. A door leads to the landing.



BEDROOM THREE 12′7″ apx x 12′1″ apx
Positioned to the rear of the property with an outlook over the garden and neighbouring woodland from its window, this generous double bedroom benefits from built in wardrobes with sliding doors. A door leads onto the landing.

BEDROOM FOUR 14′10″ max x 13′9″ max
Another spacious double bedroom, with built in cupboard/wardrobe and still ample space for free standing items this room sits to the front of the house with a window overlooking the garden and surroundings. There is an additional cupboard in this room, accessed via double doors, which neatly houses the property's central heating boiler and pressurised water tank. The room has laminate wood effect flooring and a door onto the landing.





BEDROOM FIVE / STUDY 12'7" apx x 9'7" apx
Set up as a home office by the current vendors this room offers flexibility as would also accommodate a double bed and complimenting furniture. There is a rear facing window and door which leads onto the landing.

BATHROOM 9'5" apx x 6'9" apx
Comprising of a three piece white suite including corner bath with mixer tap and shower attachment, concertina shower screen, wall mounted hand wash basin with mixer tap and low level W.C this well proportioned bathroom is partially tiled with laminate pale wood effect flooring. An obscure glazed rear facing window, chrome heated towel rail and door leading to the landing complete the room.

SHOWER ROOM 6'5" apx x 4'1" max
A thoughtful addition to the house is this separate shower room which is fitted with a double shower cubicle with mains shower and pedestal hand wash basin. The room
is fully tiled in decorative tiles with mosaic style tiled detail, has an obscure glazed front facing window, laminate tiled effect flooring and a door which leads to the landing.





SECOND FLOOR LANDING
Stairs ascend to a second floor landing which has a door leading to the master bedroom.

MASTER BEDROOM 27'0" max x 12'2" max
Boasting an abundance of space spanning the width of the property this superb master bedroom is flooded with natural light courtesy of the three rear facing windows all with an outlook over the adjoining woodland. To one end of the room there is space for a kingsize bed and bedside tables and to the other there are fitted wardrobes and space for seating, a dressing table and other freestanding items. There are two storage cupboards, one which would lend itself perfectly to being converted into an en-suite subject the necessary plumbing, checks and permissions. Additional storage space can be found within the eaves. There is spot lighting and a door which leads onto the second floor landing.





DOUBLE GARAGE AND DRIVE
A large double timber garage with light and power sits at the end of a long driveway, which offers ample off road parking for multiple vehicles.



FRONT
To the front of the property there are two generously sized lawned areas, enclosed by boundary hedges and fencing. Stone steps lead from the lawn and driveway up to a attractive patio area which offers the perfect place for outdoor furniture where you can sit and admire the garden, surrounding woodland and village rooftops.








REAR AND SIDE
From the front of the property a pathway leads round the side of the house where there is an external store, and space for housing a shed. The path continues round to the rear garden which is mainly laid lawn but has mature trees and shrubs creating lots of privacy and a charming shaled seating area.

MATERIAL INFORMATION
TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: None.

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 100mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

AGENTS NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

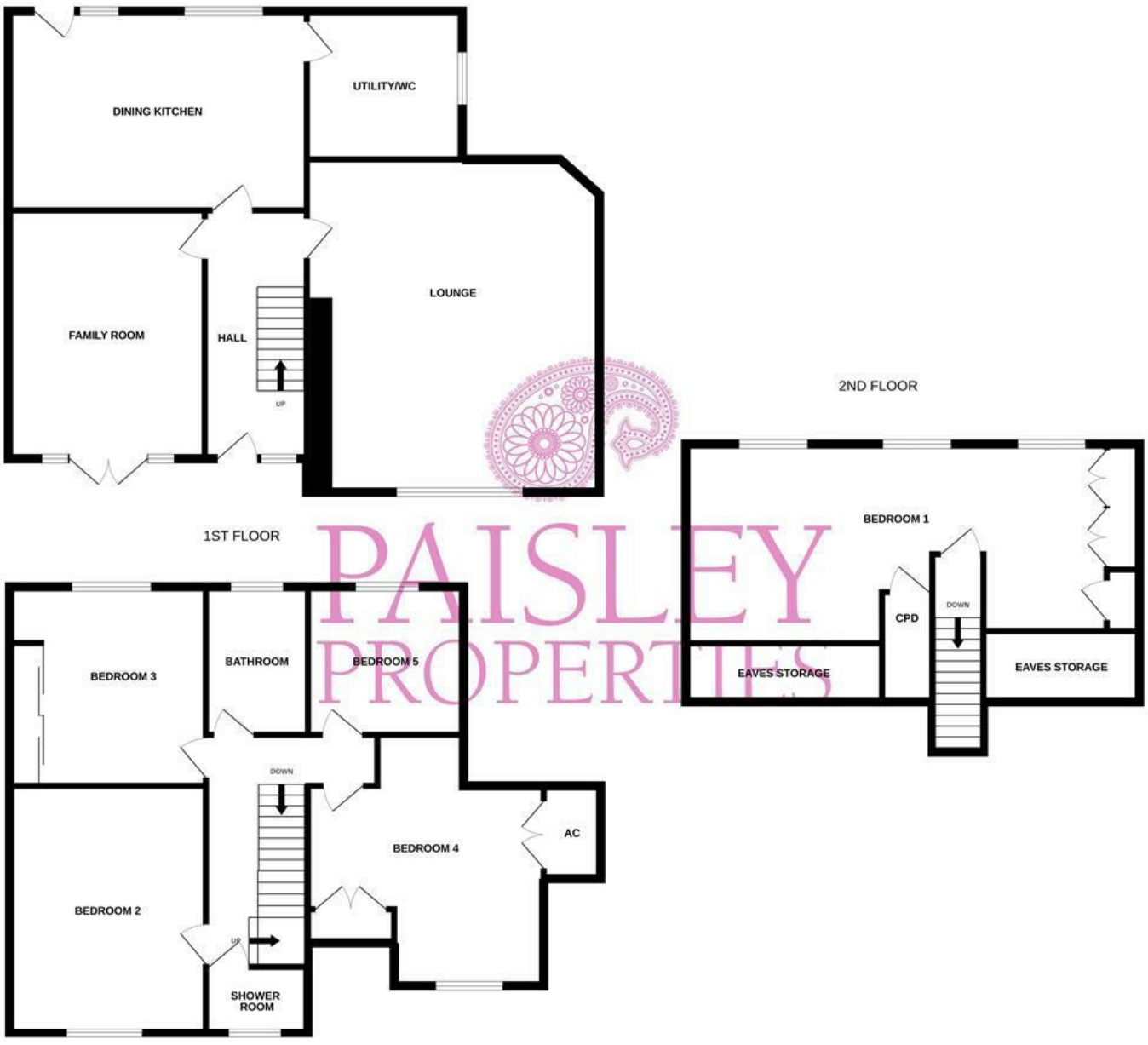
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

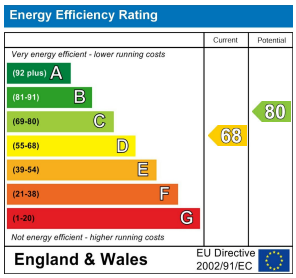
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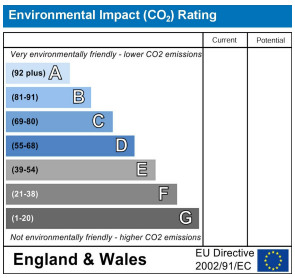
GROUND FLOOR



PAISLEY PROPERTIES

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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