



HOUSE
STYLE
Mid Terraced
House

RECEPTION
ROOMS
2

BEDROOMS
2

EPC RATING
TBC

NO VENDOR
CHAIN

Description: This charming and rather quirky cottage enjoys a super position close to the village centre and its excellent facilities yet also benefits from a particularly secluded setting, being one of only three properties in this row. It is unusual for a house of this age in that it provides an underdrawn garage accessed off Norman Road whilst to the front it provides a lovely outlook at first and second floor levels. With accommodation set out on four floors and benefiting from gas heating and part double-glazing set in timber surrounds it extends to: Entrance porch, Lounge, Kitchen, Basement inner hall and Cloaks/Utility, Two bedrooms, Bathroom, easily managed perimeter garden and aforementioned garage.

£175,000

Zoopa.co.uk

 rightmove.co.uk

 PrimeLocation

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP

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Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details

Pedestrian access to the entrance of the property is to the left-hand side of the block.

GROUND FLOOR

ENTRANCE PORCH

The entrance porch provides shelter from the elements and also proves an ideal location for the storage of outdoor clothing and footwear.



LOUNGE

13' 3" x 13' (4.04m x 3.96m) This well-proportioned reception room enjoys a most pleasant outlook over the garden to the property. There is a Canon Coalridge gas fire to one wall, two wall light points, a double panel radiator and also fitted shelves to each side of the chimney breast.



HALLWAY

Which in turn gives access to the kitchen.



KITCHEN

7' 6" x 7' 11" (2.29m x 2.41m) Having a window overlooking Norman Road and as such enjoying a most pleasant outlook. The kitchen provides a range of units to base and eye level. There is an expanse of worktop surfaces having tiling to the surrounds, slate effect laminate flooring, a radiator,

space for a fridge and the sale will include the integrated Electrolux oven, four-ring ceramic hob and extractor canopy. The kitchen also contains the Worcester gas fired combination heating boiler.

From the inner hallway a staircase falls to the Basement level.

BASEMENT

LOWER HALLWAY

The lower hall provides a very useful double-fronted pine storage cupboard. It is heated by a single panel radiator and gives access to the utility/cloakroom.

UTILITY/CLOAKROOM

8' 3" x 5' 3" (2.51m x 1.6m) Providing a low flush suite in white, pedestal wash hand basin, tiling to the floor, a radiator and also plumbing facilities for an automatic washing machine.



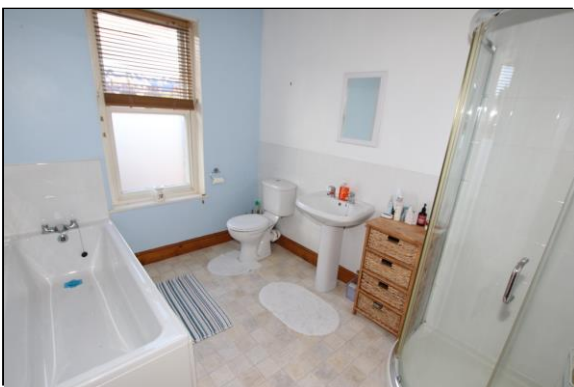
FIRST FLOOR

BEDROOM ONE

13' 5" x 11' 3" (4.09m x 3.43m) This very well-proportioned Principal Double Bedroom overlooks the garden. There is a most attractive oak fireplace surround and double panel radiator.

BATHROOM

10' 0" x 7' 7" (3.05m x 2.31m) A particularly well-proportioned bathroom which provides a four-piece suite comprising of a panel bath, separate shower cubicle with thermostatic shower, pedestal wash





hand basin and low flush WC. There is also a heated chrome towel rail.



SECOND FLOOR

BEDROOM TWO

12' 7" x 11' 0" (3.84m x 3.35m) This very well proportioned second Double Bedroom displays exposed timber floorboards throughout and is heated by a double panel radiator.



OUTSIDE

To the Norman Road frontage, access is provided to an UNDERDRAWN GARAGE having approximate internal measurements of 8' x 16'4". Opposite the entrance to the property is an area of easily maintained perimeter garden.

SERVICES

All mains are laid to the property.



HEATING

A gas fired heating system is installed.

DOUBLE GLAZING

The property benefits from partial sealed unit double-glazing set in timber surrounds.



TENURE

We are awaiting confirmation of the tenure of the property.

DIRECTIONS

Postcode: HD8 8TH - for SatNav purposes.

From our Denby Dale office, proceed down Norman Road to the T-junction at the bottom of the hill and the property will be found across the road, slightly to the right.

For further 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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