



## 211 Denby Lane, Upper Denby

This unique and individual semi-detached bungalow enjoys a pleasant rural setting on the outskirts of Upper Denby, benefitting from a pleasant, enclosed garden to the rear and generous parking. The accommodation is arranged largely over one level and comprises: entrance lobby, utility room, dining kitchen, inner hall, large lounge, bedroom 1 and a large luxury shower room. Upstairs there is 2nd double bedroom within the attic space which has its own en-suite shower room. It has the benefit of an oil fired central heating system, uPVC double glazed windows and quality modern fittings throughout. Externally there is a generous parking area in front of the house (with access over part for the neighbouring house). At the rear is a large paved seating area wrapping around the side and rear with a level lawned garden beyond.

### Holmfirth

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## Accommodation:

### GROUND FLOOR



#### Entrance Hall

With composite entrance door and wood flooring leading through into the kitchen.

#### Dining Kitchen

18'1" x 9'

Fitted with a good range of oak fronted base units and wall cupboards with laminated worksurfaces, integrated double oven, electric hob with extractor over, dishwasher, stainless steel sink with mixer tap, tiled splashbacks, windows and door to the rear garden, feature timbers and inset spotlights to the ceiling, central heating radiator.

## Utility

Fitted with a range of base units and wall cupboards with laminated worksurfaces, obscure glazed window to the front and inset spotlights to the ceiling.

7'4" x 4'8"

## Inner Hall

With wooden flooring.



## Lounge

A good sized living room with windows to the front, spindle staircase to the first floor, chimney breast with rustic brickwork fireplace and multifuel stove, exposed beams to the ceiling and central heating radiator.

18'5" x 11'9"



**Bedroom 1** 14'7" x 11'  
 A generous double bedroom with windows to the rear, fitted wardrobes and drawers, central heating radiator.



**Shower Room** 10'8" x 6'6"  
 Recently refurbished this large shower room features a low flush wc, vanity washbasin and walk-in shower with glazed screen, obscure glazed window to the rear, tiled floor, fully tiled walls, heated towel rail, extractor, and inset spotlights to the ceiling.

**FIRST FLOOR**

**Landing**

Stairs lead to the first floor landing area where there is useful store built into the eaves.



**Bedroom 2** 13' x 7'1"  
(16'10" into eaves)

Situated within the attic space, the second bedroom features exposed beams and 2 low level velux rooflights to the angled ceiling, wooden floorboards and central heating radiator.



**En-Suite** 7'1" x 4'7"

With modern three piece suite in white comprising low flush wc, pedestal washbasin and shower cubicle.

## OUTSIDE



### Driveway and Parking

To the front of the house there is a tarmac driveway and yard / parking area with space for a number of vehicles. Note that the adjacent property enjoys a right of access over this driveway and a parking area along the edge.



### Garden

Immediately to the rear of the house there is a stone paved seating area which wraps around the side of the house where the central heating boiler is located. Beyond the seating area is a dry stone wall with steps up to the level lawned area beyond.



## Services

The property is connected to mains water and electricity. Drainage is to a septic tank and the heating system is oil fired.

## Additional information

The property is Freehold. Energy rating 69 (Band C). Council tax band C. Our online checks show that Ultrafast Fibre Broadband (Fibre to the Premises FTTP) is available and could be installed, mobile coverage at the property is offered by several providers.

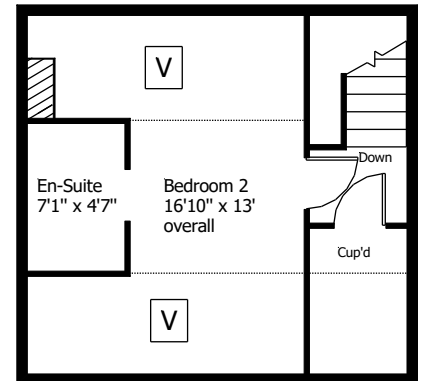
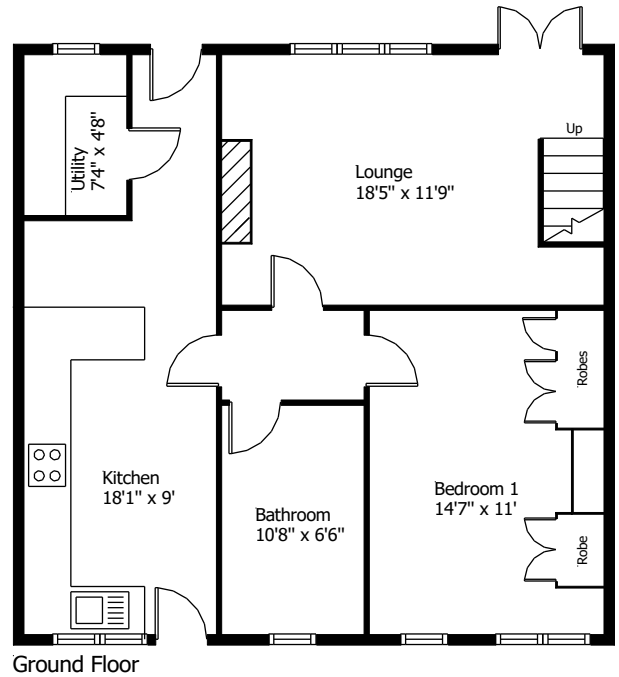
## Viewing

By appointment with Wm Sykes & Son.

## Location

From the Sovereign crossroads follow the A629 Penistone in the direction of Ingbirchworth, passing through High Flatts then turn left onto Denby Lane. The property is one of 3 houses down the driveway on the right hand side.

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This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by "Plan-it Design".

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